



High Street | Markyate
£325,000

Town & Country

84b High Street Markyate Hertfordshire AL3 8LE

A charming two bedroom character cottage formally part of a ginger beer and lemonade factory in the early 1900's which has been thoughtfully converted to offer a modern open plan accommodation, balcony and allocated parking, located in the heart of the historic Hertfordshire village of Markyate.

The property opens up to an impressive, fully modernised, 24ft open plan lounge/kitchen area. The tasteful ground floor has laminate flooring throughout, with a wood effect feature tv mount wall as the centre piece in the lounge section. Further on there is room for a good size dining area which overlooks a modern kitchen. The off-white kitchen units with wood effect work top is in keeping with style of the room and contains all modern appliances, including fridge, oven, gas stove and washing machine. The kitchen has patio doors that lead out to the shared courtyard. The first floor comprises of two generous sized bedrooms and a family shower room. The master bedroom is a delightful bright double bedroom that leads out onto a balcony overlooking the courtyard.

A further benefit to the master bedroom is a modern an ensuite comprising of a vanity wash hand basin and panelled bath with a shower attached above with floor to ceiling tiles. The second good size bedroom is perfect for a study/office or guest room. Externally the property has a shared courtyard with allocated residents parking space to the rear.

The property is within easy walking distance to Markyate's historic village High Street which offers a range of local amenities such as local shops, Post Office, cafe, restaurants, gym, Doctors Surgery & Pharmacy, as well as good schooling in the village. Markyate also offers excellent transport links to London with the M1 Junction 9 approx. 2 miles, and an efficient rail service from Harpenden to St. Pancras in under 30 minutes.



- Charming Character Cottage
- Two Generous Sized Bedrooms
- Large Open plan Lounge/Kitchen
- Modern Kitchen
- Fully Refurbished Throughout
- Master en Suite
- Balcony
- Allocated Residents Parking
- Desirable Village Location
- Close to Amenities

Additional Information

Tenure: Leasehold

Leasing Remaining: 975 Years

Ground Rent: £100 Per Year

Maintenance Charge: £100 Per Year

Gas, Mains Water, Electricity

EPC Rating: D

Council Tax Band: D

Local Authority: Dacorum Borough Council



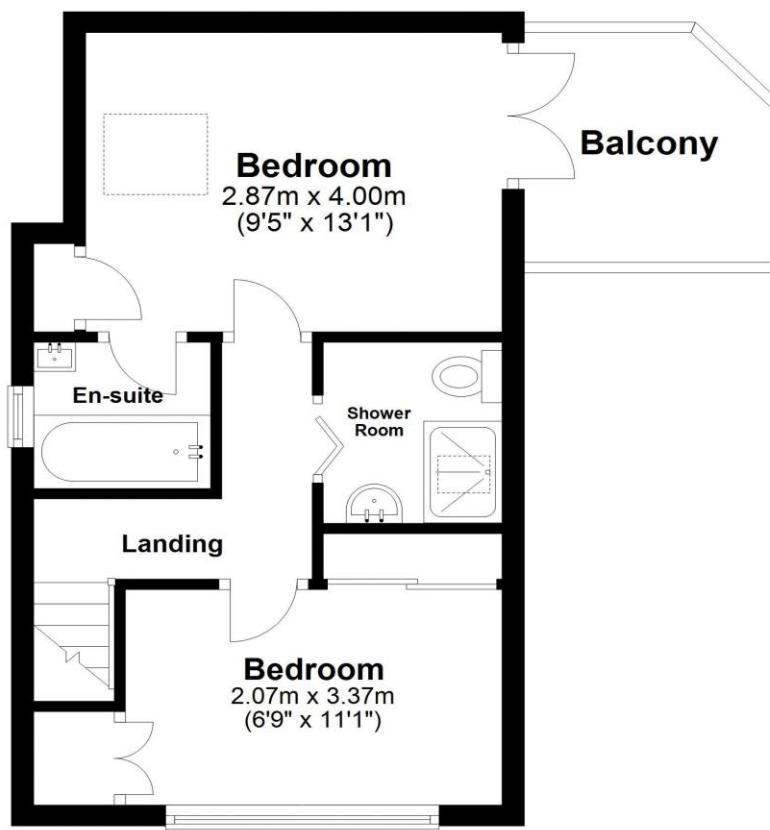
Ground Floor

Approx. 30.2 sq. metres (324.9 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.6 sq. feet)



Total area: approx. 60.8 sq. metres (654.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1 Manor Road, Caddington, Bedfordshire, LU1 4EE
T: 01582 841 200
E: sales@towncountry.uk.net
W: www.towncountry.uk.net

Town & Country