



3 Bedrooms



1 Bathroom + WC



1 Reception Room



Single garage



Hard landscaped Garden



EPC Band C

Council Tax

Band E: £2,727.39 2024/25

Local Authority

Dacorum Council



Pickford Road, Markyate, St. Albans, AL3
Guide Price £450,000 Freehold

Pickford Road, Markyate, St. Albans

Delightful townhouse offering spacious accommodation over three floors, private garden and garage, close to village amenities.

- 🏡 Desirable and well presented townhouse
- 🏡 Close to village amenities
- 🏡 Large living/dining room
- 🏡 Modern fitted kitchen
- 🏡 Three double bedrooms
- 🏡 Family bathroom and downstairs WC
- 🏡 Courtyard garden and Single garage with EV charger

Description

This excellent three bedroom home offers light and spacious accommodation and is well presented throughout. The High Street and excellent village amenities are just a short stroll away.

A welcoming entrance hall opens into a large living/dining room which overlooks the front garden. A glazed door leads through to the kitchen which is fitted with an excellent range of eye and base level units, integrated double oven and dishwasher, ceramic hob and plumbing for a washing machine. A tiled cloakroom with WC and hand basin is accessed from a small hallway which also gives access to the rear garden.

Upstairs there on the first floor there are two double bedrooms, both with fitted storage, and a modern tiled family bathroom with three-piece suite and shower with glass screen over the bath. Stairs rise from the landing to the top floor where there is a further spacious double bedroom with an extensive range of fitted wardrobes.

Outside there are gardens to front and rear which are both hard landscaped for easy maintenance. To the rear of the property is a single garage with EV charger. There are parking bays to the front of the property and a rear gate leads out to Sebright Road behind where there is further unrestricted parking.

Location

Pickford Road is a sought after location situated just off Markyate High Street which provides for everyday needs including highly regarded village school, local pubs and a range of shops and restaurants. Peggy's Field play ground is also close to the house. The larger towns of Harpenden and St Albans nearby offering fast and efficient rail links into London. M1 Junction 9 is also within easy reach.

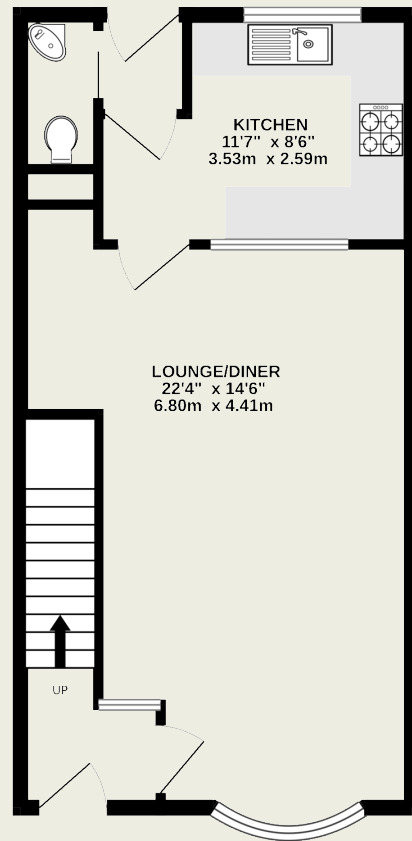




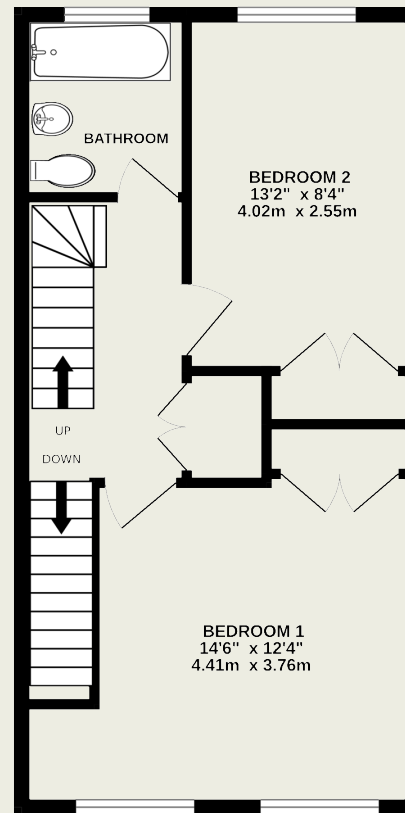
Important Information

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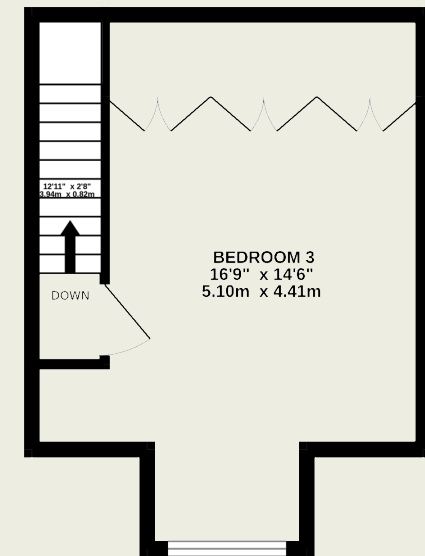
GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.2 sq.m.) approx.

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