



Town & Country

Farrer Top, Markyate

Guide Price £425,000



Farrer Top

Markyate

- 3 Bedroom Property In The Heart of Markyate Village
- Dual Aspect Open Plan Living and Dining Room With Direct Garden Access
- Remodelled Kitchen with Garden Access
- 3 Generous Bedrooms
- Family Bathroom
- Garden with views of fields
- On street Parking
- A Must See Property

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



Farrer Top

Markyate

Located with the popular cul-de-sac location of Farrer Top, this well presented and delightful modern family home offers spacious accommodation throughout with a bright and airy dual aspect sitting/dining room. There are three generous sized bedrooms, and good sized rear garden. Farrer Top itself is well positioned within easy walking distance to the historic Hertfordshire village High Street of Markyate and provides a range of local amenities, as well as good schooling nearby. Markyate also offers excellent transport links to London with the M1 Junction 9 approximately 2 miles, and an efficient rail service from Harpenden to St. Pancras in under 30 minutes.

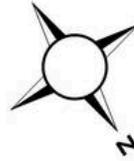
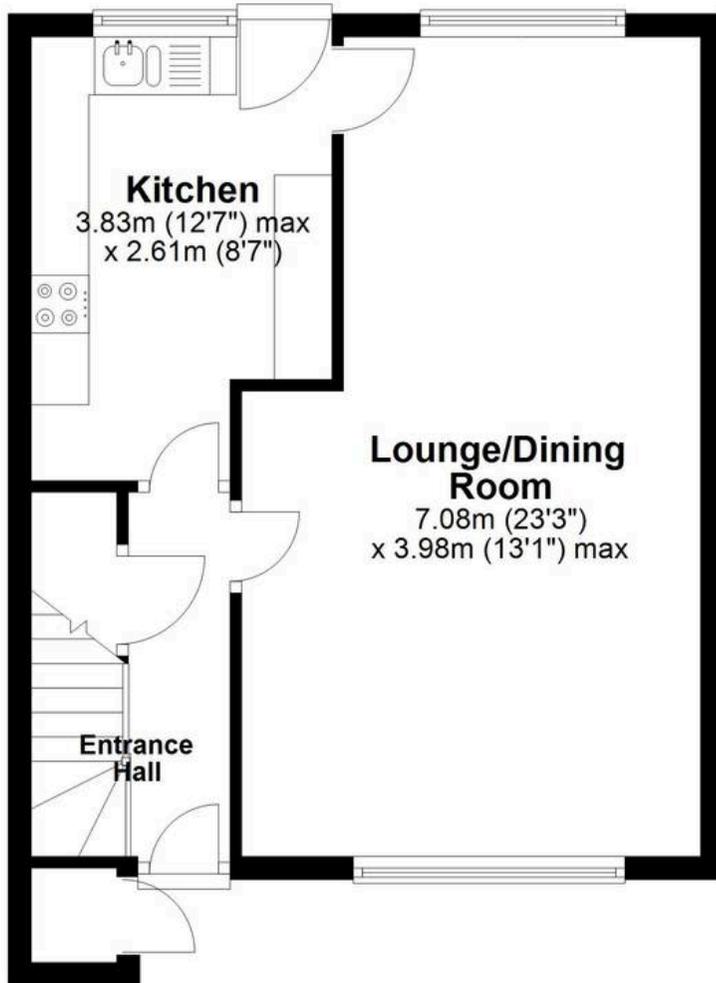
Entering this family home, a welcoming entrance hall leads through to a good sized dual aspect sitting/dining room, a great space for families to come together whilst enjoying views out to the rear garden. To the rear of the dining area, a door connects into the separate kitchen which can also be accessed from the entrance hall. The remodelled kitchen itself is fitted with a range of base and wall mounted units, space for white goods, and access from the rear of the kitchen leading onto the rear garden.

Stairs from the entrance hall rise to the first floor landing and gives access to three good sized bedrooms and the family bathroom. The primary bedroom located to the rear of the first floor is a very spacious double bedroom and takes advantage of an elevated view over the rear garden and countryside views in the distance. The second bedroom is also a generous sized double bedroom located to the front, whilst the third bedroom is a good sized single. The family bathroom is fitted with a low level W.C, vanity wash hand basin with storage underneath, and a panelled bath with a shower attached above.



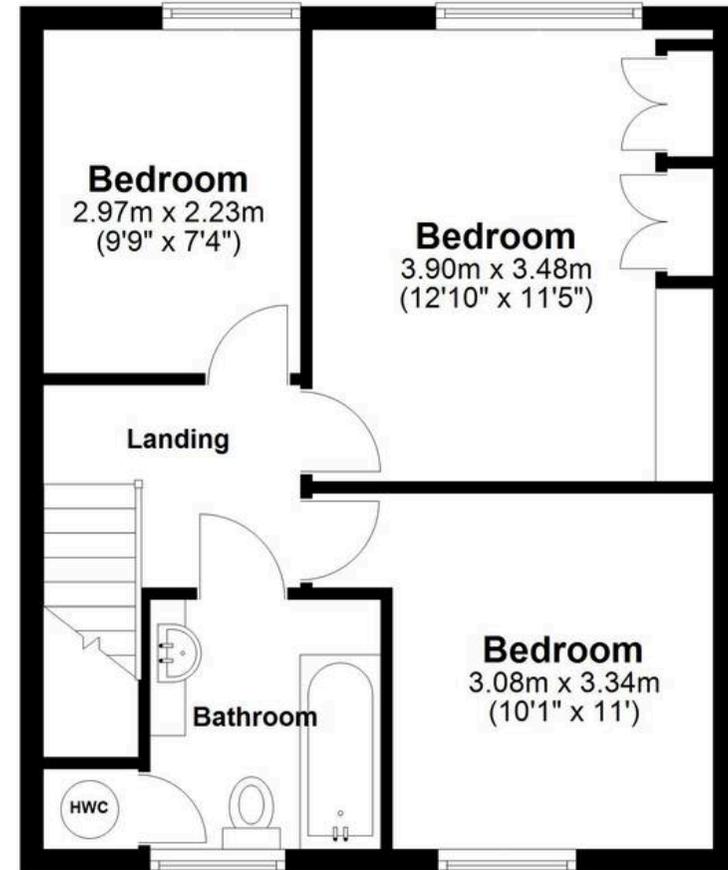
Ground Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 82.8 sq. metres (891.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO