



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Humbers Hoe, Markyate, AL3 8QU
68% Shared Ownership - £238,000

Situated in the charming village of Markyate, this well-presented two double bedroom home is located within a highly sought-after development, making it an ideal choice for a range of buyers.

The accommodation begins with a welcoming entrance hall, complete with stairs leading to the first floor and a useful understairs storage area.

To the front of the property, you'll find a well-proportioned kitchen/dining room, featuring a window that allows for plenty of natural light and provides a pleasant outlook. Toward the rear, there is a convenient cloakroom and a bright, spacious living room with doors opening directly onto the rear garden, creating a lovely indoor-outdoor flow.

Upstairs, the first floor offers two generously sized double bedrooms, along with a storage cupboard that houses the boiler, and a well-appointed family bathroom.

Externally, the property benefits from a southwest-facing rear garden, designed with both patio and lawn areas—perfect for relaxing or entertaining.

Steps lead up to a versatile workshop, which could be adapted for a variety of uses such as a home office, studio, or hobby space. There is also access to parking located at the rear of the property.

Humbers Hoe is ideally positioned within the popular village of Markyate, which offers a range of local amenities including shops, primary schools, and a doctor's surgery.

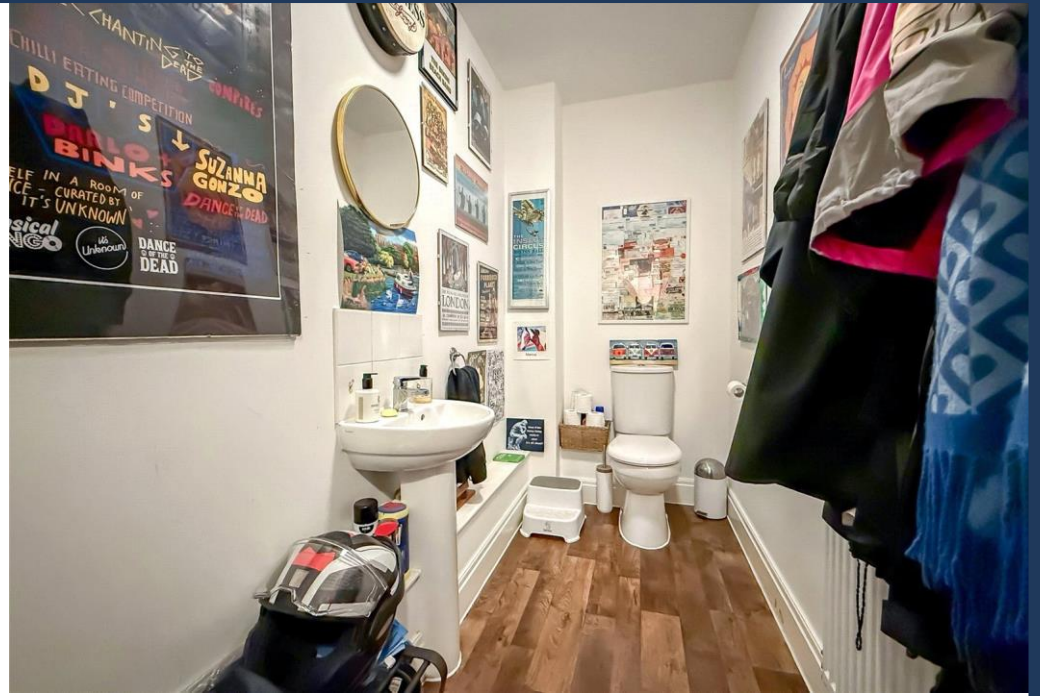
For commuters, Junction 9 of the M1 is approximately one mile away, while Harpenden mainline railway station is around six miles distant, providing convenient links into London and beyond.

This property is also available for sale as a 100% Freehold property - £350,000.

Tenure: Leasehold
Term of Lease: 99 Years From April 2014
Weekly Rent Payment To Paradigm: £91.41
Council Tax Band: D
EPC Rating: C









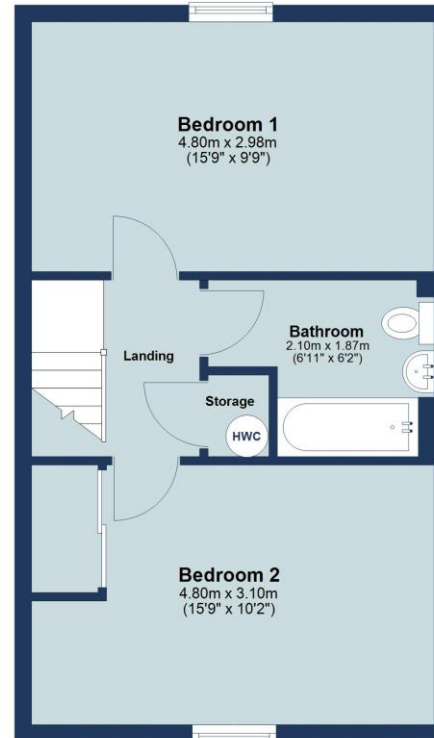
Ground Floor

Approx. 40.2 sq. metres (432.3 sq. feet)
(excluding Workshop)



First Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



Total area: approx. 80.3 sq. metres (864.6 sq. feet)

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

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