



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

Buckwood Road, Markyate, AL3 8JB
Asking Price £400,000

Situated within a popular village location, this attractive three-bedroom home offers well balanced accommodation, a practical layout and appealing outdoor space, all within easy reach of local amenities and schooling.

The ground floor has been thoughtfully arranged to suit modern living. A spacious living room provides a comfortable and inviting setting, ideal for both everyday relaxation and entertaining. This room benefits from good natural light, creating a welcoming atmosphere.

To the rear, the property features a kitchen and dining area overlooking the garden, forming a sociable and functional space at the heart of the home.

This layout works particularly well for family life, with a strong connection between indoor and outdoor areas, and offers ample room for dining as well as day-to-day use.

Upstairs, the property offers three well-proportioned bedrooms, providing flexible accommodation for families, guests or those working from home.

These are served by a stylish bathroom, finished in a contemporary manner and complementing the overall presentation of the home.

Externally, the property benefits from both front and rear gardens, offering space for relaxation, outdoor dining and gardening. The rear garden provides a pleasant extension of the living space during warmer months, while the front garden enhances the overall setting.

A further advantage is the driveway located to the rear, providing convenient off-street parking within this established residential area.

The location is particularly appealing, with the property within walking distance of local schools and the village high street, offering a range of shops, cafés and everyday amenities. This combination of convenience and community makes the home especially attractive for families.

Overall, this is a well located and practical home offering comfortable living space, outdoor areas and a desirable village setting.

Tenure: Freehold
Council Tax Band: D
EPC Rating: C



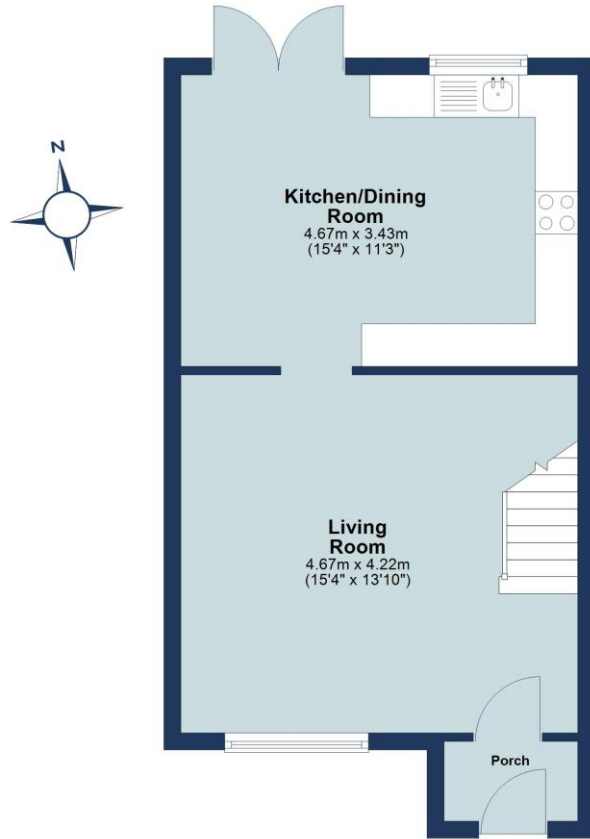






Ground Floor

Approx. 37.8 sq. metres (407.3 sq. feet)



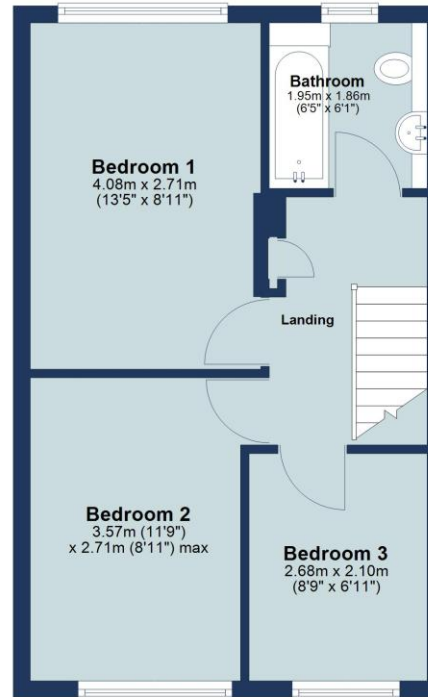
Kitchen/Dining Room
4.67m x 3.43m
(15'4" x 11'3")

Living Room
4.67m x 4.22m
(15'4" x 13'10")

Porch

First Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



Bedroom 1
4.08m x 2.71m
(13'5" x 8'11")

Bedroom 2
3.57m (11'9")
x 2.71m (8'11") max

Bedroom 3
2.68m x 2.10m
(8'9" x 6'11")

Landing

Bathroom
1.95m x 1.86m
(6'5" x 6'1")

Total area: approx. 74.0 sq. metres (796.9 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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