



Hedgerows Caddington Common Markyate, AL3 8QF

A thoughtfully extended detached residence which offers versatile, well presented living space, occupying a very appealing semi rural position, with views to adjoining countryside.

Guide price £699,950

Hedgerows Caddington Common

Markyate, AL3 8QF



- Detached residence with spacious, versatile accommodation
- Main bedroom with walk -in wardrobe and en suite shower room
- Attractive front and rear gardens, summer house and tandem garage with extensive drive
- Feature hall with galleried landing and a comfortable dual aspect living room
- Bedroom two with en suite shower room, 2 further bedrooms and stunning family bathroom
- The historical village of Markyate provides amenities that include shops, restaurants, Pharmacy and doctors surgery
- Impressive 27' kitchen/diner with adjoining utility room
- Double glazing and gas fired central heating
- Markyate High Street (0.9 miles), M1 J9 (2 miles), Harpenden High Street (5.5 miles)

GROUND FLOOR

Porch

Entrance Hall

Inner Hall

Living Room

14'10 x 13'7 (4.52m x 4.14m)

Kitchen/Dining Room

27' x 12'9 (8.23m x 3.89m)

Utility Room

6'8 x 5'5 (2.03m x 1.65m)

Bedroom Three

13'7 max x 11'5 (4.14m max x 3.48m)

Bedroom Four/Study

9'8 x 8'4 max (2.95m x 2.54m max)

Bathroom

FIRST FLOOR

Galleried Landing

Bedroom One

16'3 max x 13'7 (4.95m max x 4.14m)

En Suite Shower Room

Bedroom Two

12'8 x 8'11 (3.86m x 2.72m)

En Suite Shower Room

EXTERNALLY

Tandem Garage

28'6 x 8'1 (8.69m x 2.46m)

Garden Room

8'2 x 6'5 (2.49m x 1.96m)

Rear Garden

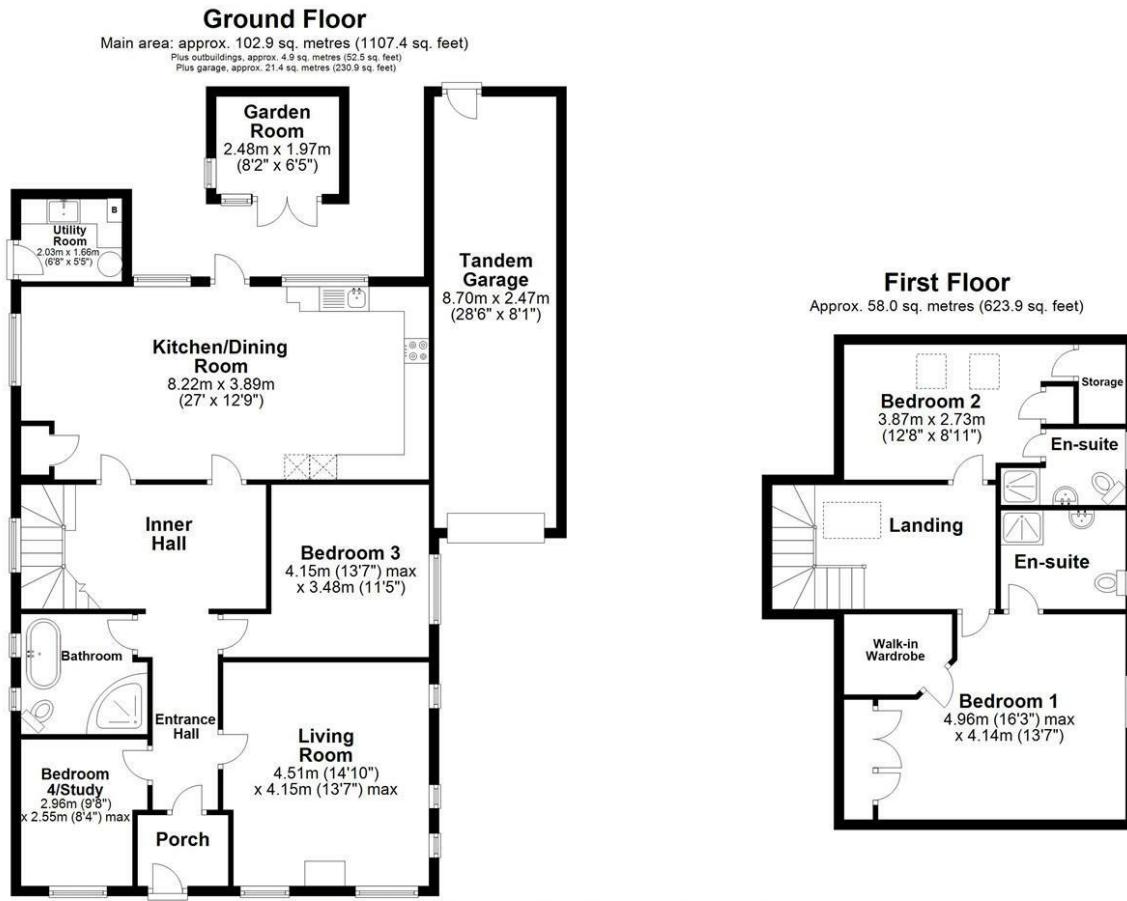
Front Garden



Directions



Floor Plan



Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			