



## Marquis Lane

Harpenden, AL5 5AA

Rare opportunity to acquire a two bedroom semi-detached bungalow in this quiet cul-de-sac, with scope for further extension and renovation (STPP). Private driveway with ample room for two cars plus a single garage. Within walking distance of Harpenden town centre and station as well as excellent schools, and Batford Springs Nature Reserve on the doorstep. \*\* CHAIN FREE \*\*

**Guide price £645,000**

# Marquis Lane

## Harpenden, AL5 5AA



- 2-bedroom bungalow circa 773 sq ft
- Short distance to Harpenden station and town centre
- Close to excellent schooling
- Scope for further extension and renovation (STPP)
- Peaceful cul-de-sac location
- Batford Springs Nature Reserve on your doorstep
- Garage and private driveway
- Lovely secluded garden
- Council Tax Band D

### Entrance Hall

### Bathroom

### Kitchen

10'5" x 9'11" (3.18m x 3.04m)

### Garage

16'3" x 7'11" (4.97m x 2.42m)

### Utility Room

7'7" x 5'6" (2.32m x 1.68m)

### Shower Room

### Living Room

14'7" x 11'8" (4.45m x 3.56m)

### Dining Room

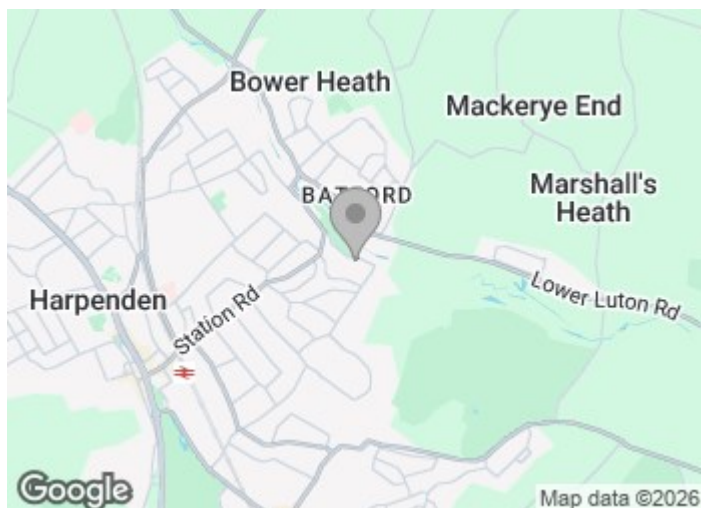
11'8" x 7'7" (3.57m x 2.32m)

### Bedroom One

11'11" x 8'11" (3.64m x 2.72m)

### Bedroom Two

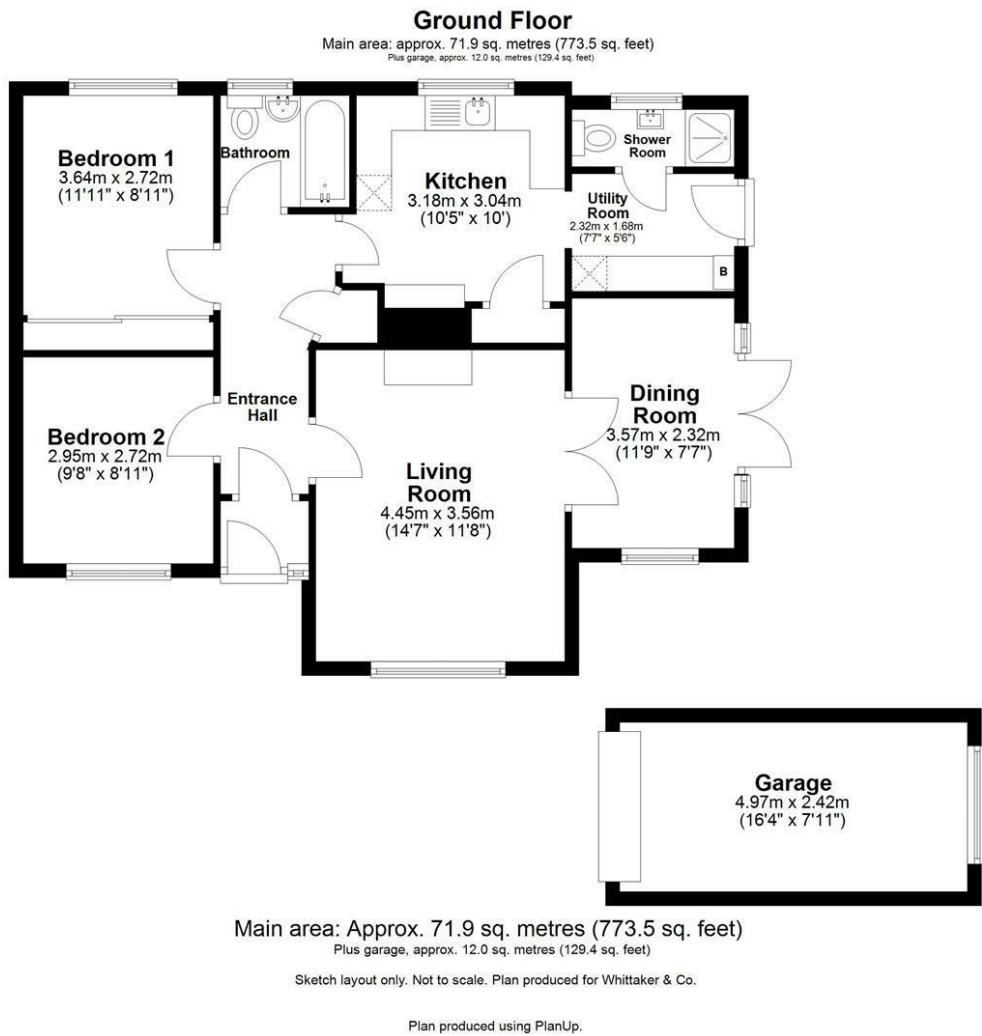
9'8" x 8'11" (2.95m x 2.72m)







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

