



## 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**

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- 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

## Kitchen

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

## 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)

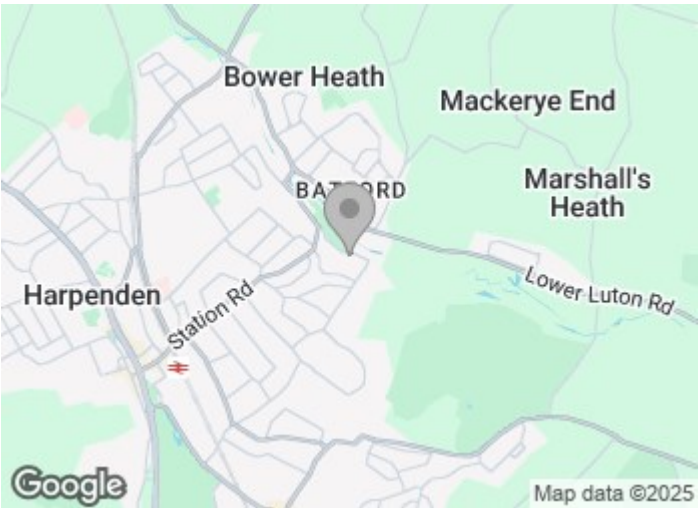
## Bedroom Two

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

## Bathroom

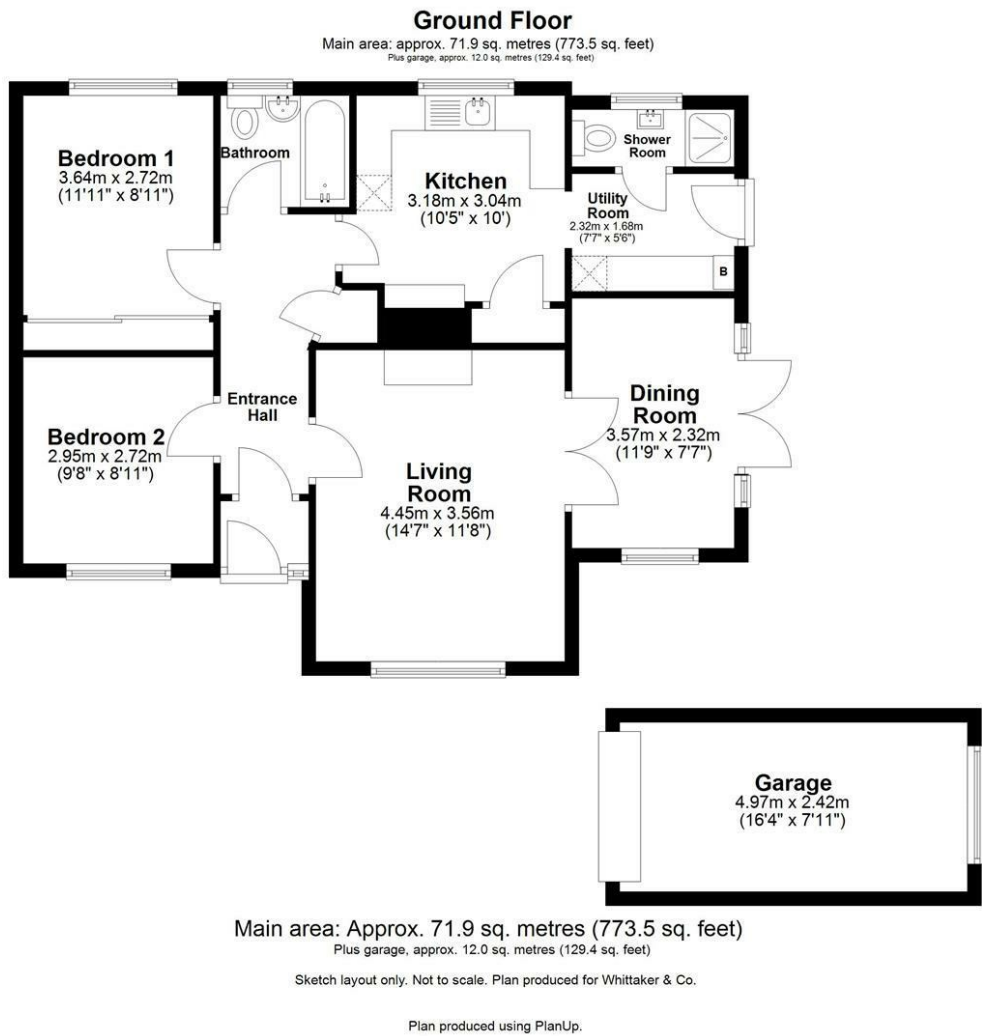
## Garage

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





Floor Plan



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