



Marquis Lane

Harpenden, AL5 5AA

Beautifully presented family home - extended and refurbished by our clients - arranged over three floors, with open plan living space. Additional benefit of a Home Office in the south west facing garden. Overlooking Batford Springs Nature Reserve, well placed for schooling and within walking distance of the town centre and station.

Guide price £655,000

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- Arranged over three floors
- Home Office plus storage
- Well placed for schooling
- Extended & refurbished by our clients
- Garden 45ft south west facing
- Walking distance to town centre & station
- Open plan living space
- Overlooking Batford Spring Nature Reserve

Living Room

11'4" x 9'6" (3.47 x 2.92)

Kitchen / Dining Room

Cloakroom

Bedroom Two

11'4" x 9'7" (max) (3.47 x 2.94 (max))

Bedroom Three

10'4" x 5'10" (3.17 x 1.78)

Family Bathroom

Bedroom One

15'11" x 11'4" (4.87 x 3.47)

En-suite Shower Room

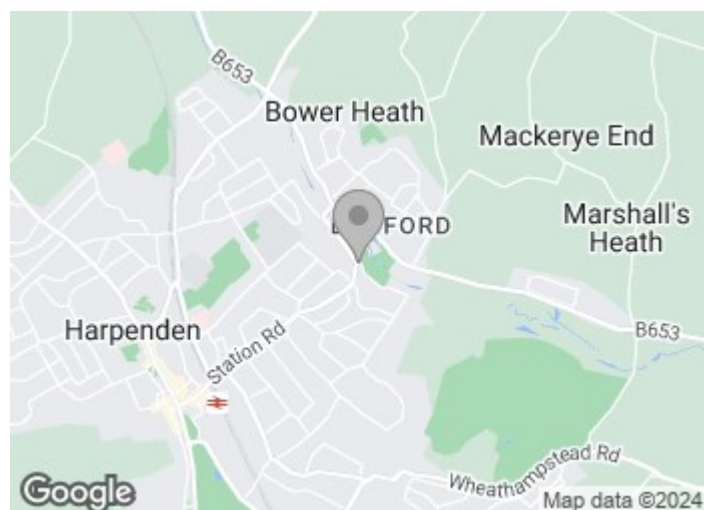
Home Office

14'0" x 10'5" (4.29 x 3.20)

WC

Store

8'7" x 4'9" (2.62 x 1.47)

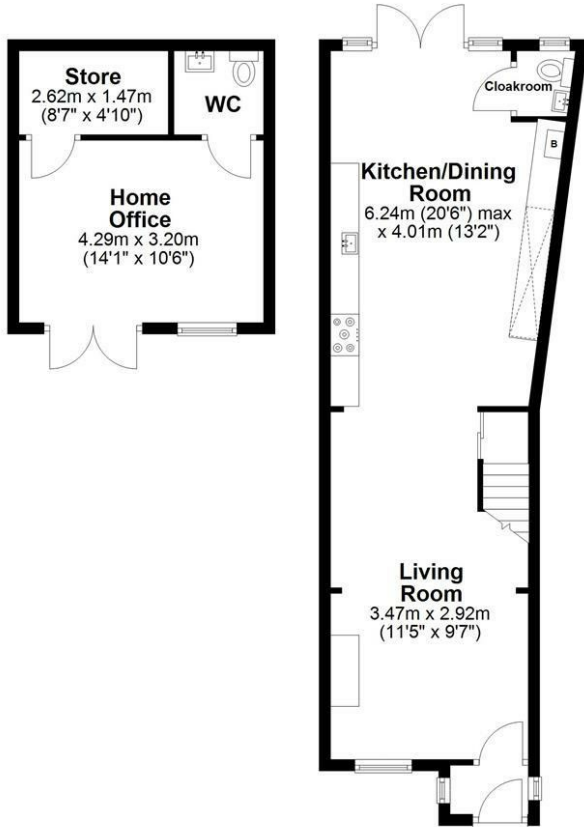




Floor Plan

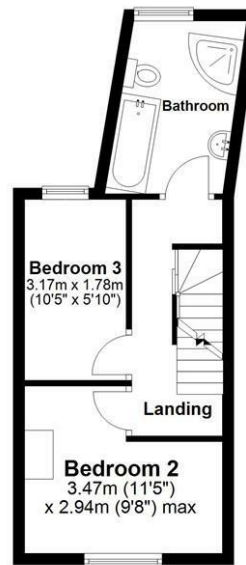
Ground Floor

Main area: approx. 47.0 sq. metres (506.4 sq. feet)
 Plus home office, approx. 20.5 sq. metres (220.2 sq. feet)



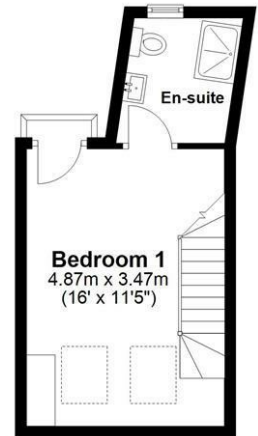
First Floor

Approx. 27.9 sq. metres (300.2 sq. feet)



Second Floor

Approx. 21.3 sq. metres (228.8 sq. feet)



Main area: Approx. 96.2 sq. metres (1035.4 sq. feet)
 Plus home office, approx. 20.5 sq. metres (220.2 sq. feet)

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

Plan produced using PlanUp.

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