











# Marquis Lane

## Harpenden, AL<sub>5</sub> 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 \*\*

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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)













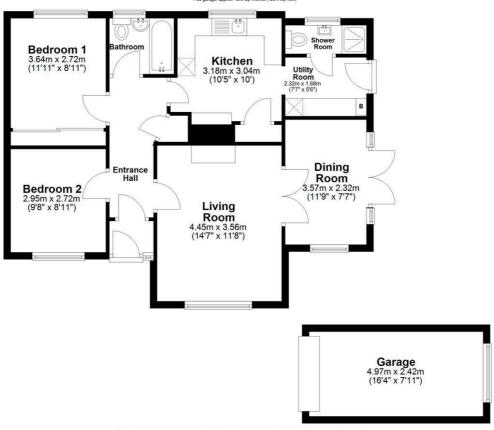






#### **Ground Floor**

Main area: approx. 71.9 sq. metres (773.5 sq. feet)
Plus garage, approx. 12.0 sq. metres (129.4 sq. feet)



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

Plan produced using PlanUp.

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