



Marquis Lane

Harpenden, AL5 5AA

Characterful mid-terrace cottage, kitchen/breakfast room opening onto the private southwest facing garden in excess of 50ft with super garden room complete with shower room. Two bedrooms plus a versatile loft room, providing flexible living accommodation. Overlooking Batford Springs Nature Reserve, well placed for excellent schooling and within walking distance of the town centre and station.

Guide price £600,000

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- Characterful mid-terrace cottage
- Circa 802 sq ft
- Walking distance to town centre & station
- Two bedrooms plus versatile loft room
- Private south-west facing garden exceeding 50 ft
- Overlooking Batford Springs Nature Reserve
- Garden room with shower room
- Well placed for excellent schooling
- Council Tax Band C

Porch

Lounge

9'10" x 12'1" (3.00 x 3.70)

Dining Room

9'10" x 12'1" (3.01 x 3.70)

Kitchen/Breakfast Room

21'6" x 6'3" (6.56 x 1.92)

Landing

Bedroom One

9'10" x 11'11" (3.00 x 3.64)

Storage

Bedroom Two

7'2" x 8'10" (2.20 x 2.71)

Bathroom

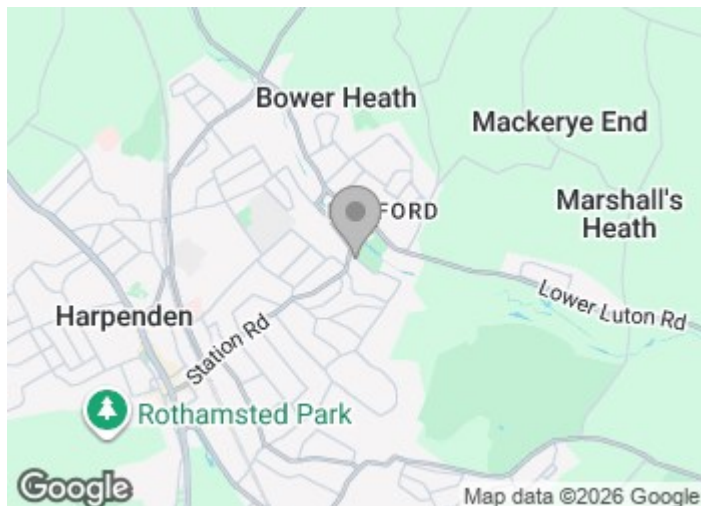
Loft Room

9'9" x 10'10" (2.98 x 3.32)

Home Office

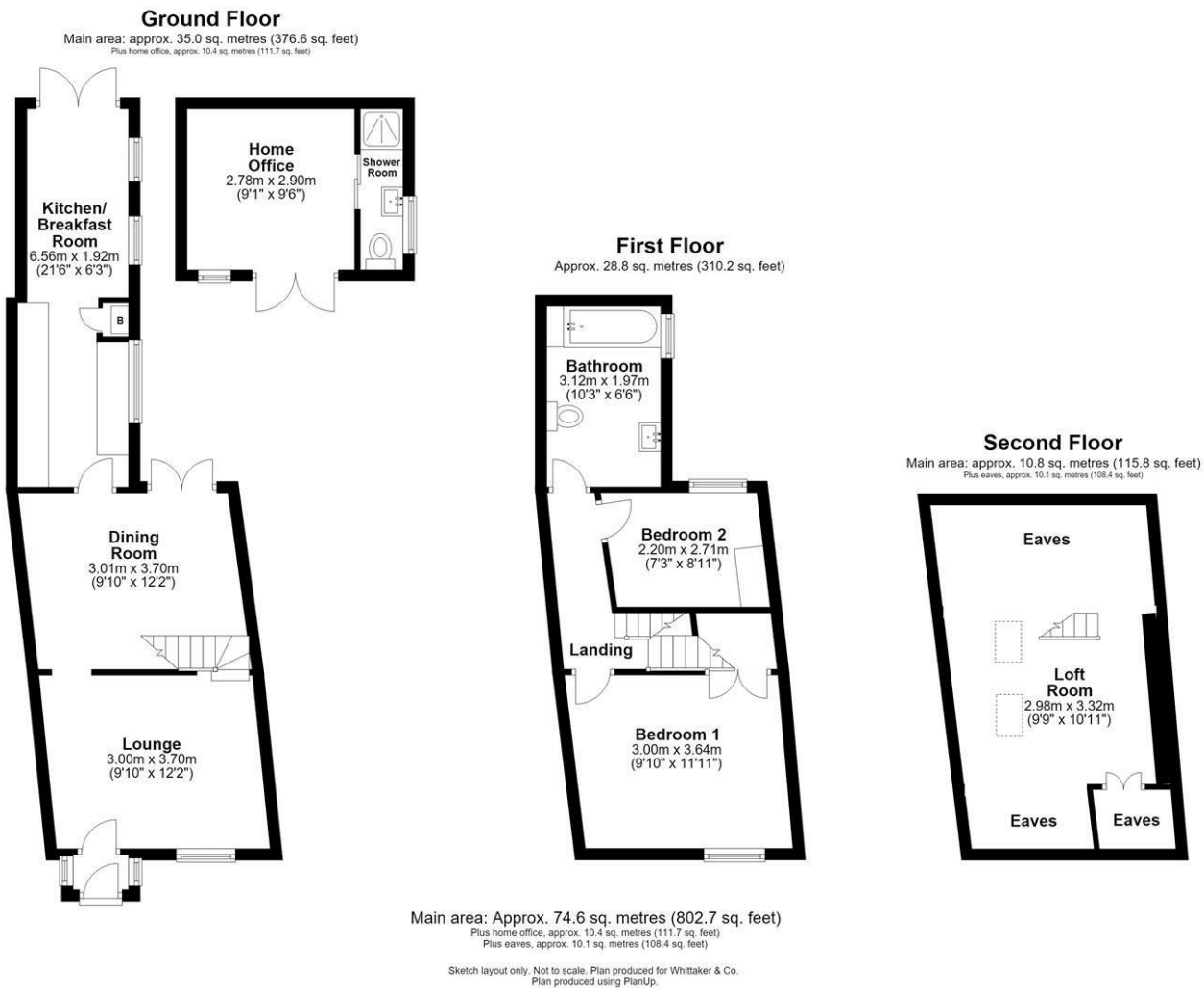
9'1" x 9'6" (2.78 x 2.90)

Shower Room





Floor Plan



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