

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

Marquis Lane

Harpenden, AL5 5AA



- 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

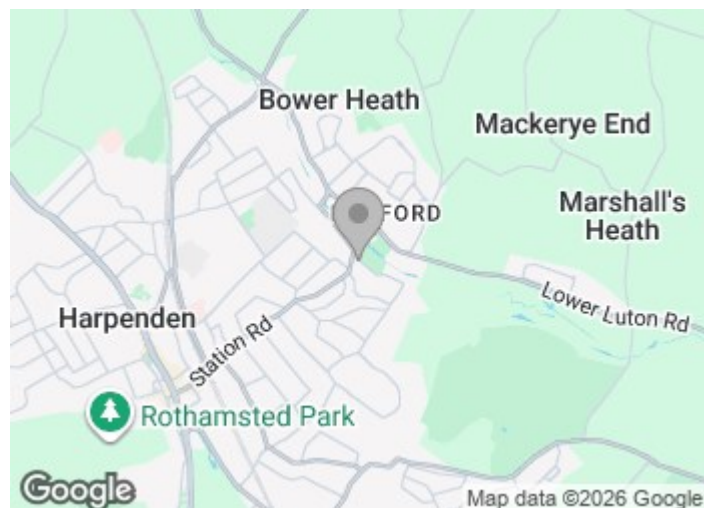
Loft Room

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

Home Office

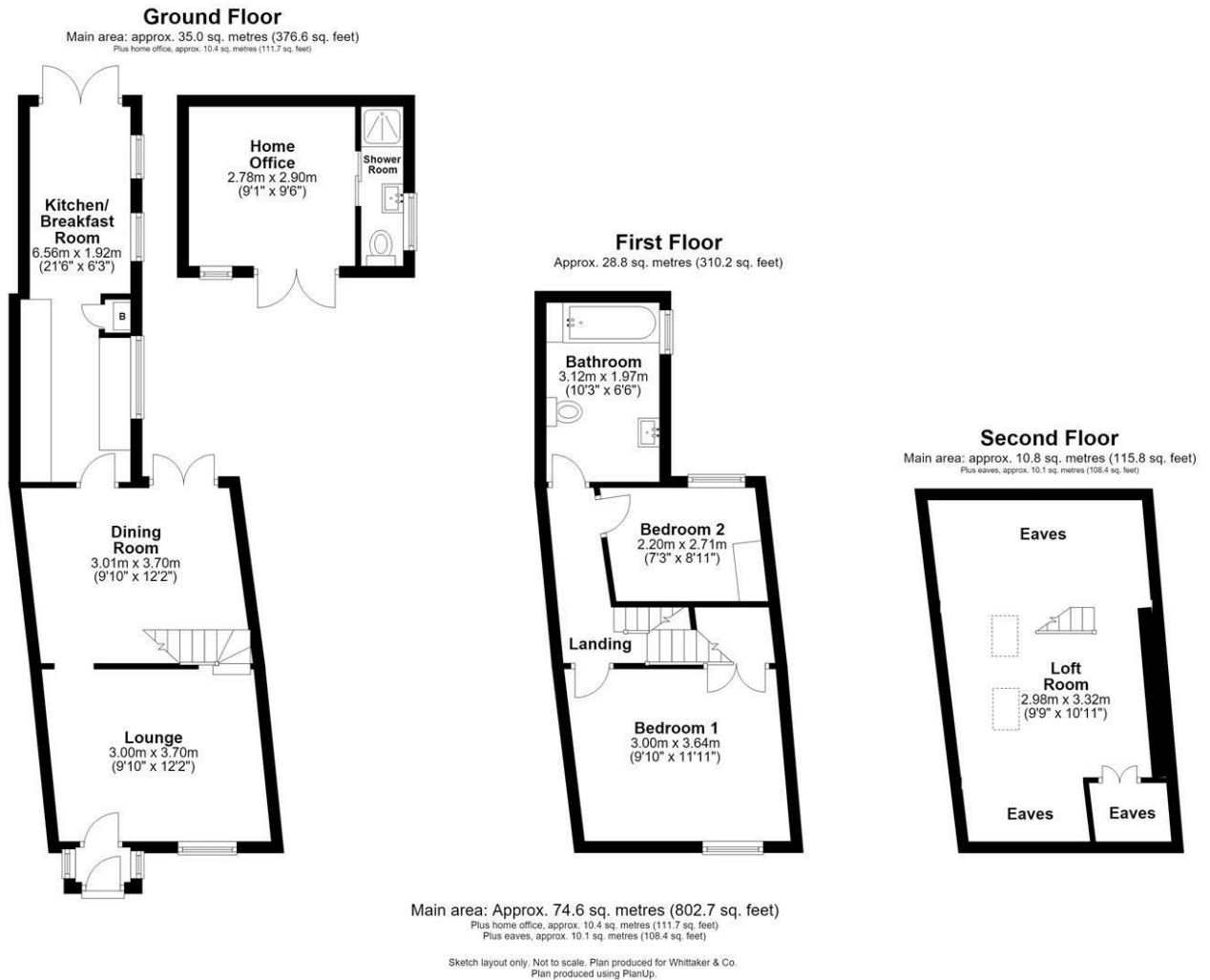
9'1" x 9'6" (2.78 x 2.90)

Shower Room





Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	