



**BRADFORD
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

Marquis Lane, Harpenden, AL5 5AA

£485,000

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A greatly enhanced and beautifully presented two bedroom character cottage in a sought after location overlooking the Spring Nature Reserve.

The ground floor accommodation comprising living room, dining room and a stunning kitchen/breakfast room. On the first floor there are two double bedrooms and a large modern family bathroom.

Externally there is a delightful south westerly facing garden.

Marquis lane is an attractive location within easy reach of mainline Station, excellent schooling and a short walk from local amenities.



ACCOMMODATION

Entrance

Door into:

Living / Dining Room

20'8 x 11'11 (6.30m x 3.63m)

A superb dual aspect room, log burner, radiator, television point, spotlights, stairs to first floor.

Kitchen / Breakfast Room

20'0 x 7'8 (6.10m x 2.34m)

Fabulous range of wall and base units with work surfaces over, built in oven, cooker hood over, integrated washing machine, dishwasher, fridge and freezer, radiator, space for table and chairs, window to rear, spotlights, door to side passage way.

FIRST FLOOR

Landing

Doors to:

Bedroom One

13'5 x 9'8 (4.09m x 2.95m)

Double bedroom, sash style window to front, radiator under, spotlights,

Bedroom Two

10'6 x 8'10 (3.20m x 2.69m)

Double bedroom, radiator, window to rear, spotlights, access to loft space via ladder.

Bathroom

10'2 x 7'9 (3.10m x 2.36m)

A superb bathroom comprising wash handbasin with storage under, wc, tiled shower cubicle, double ended bath with centre mixer taps, radiator, towel racks, wooden floor, spotlights, window to side.



EXTERIOR

Front

Low maintenance front garden, walled to front, pathway leading to front door.

Rear Garden

Delightful southwesterly rear garden, mainly laid to lawn, decked area, shed.

Viewing Information

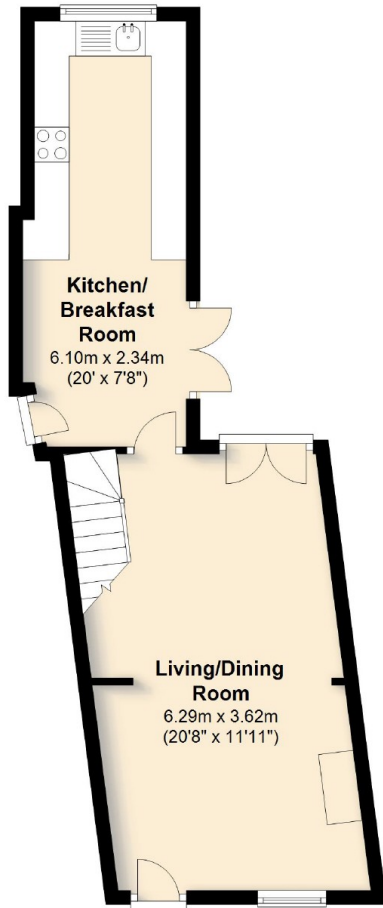
BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

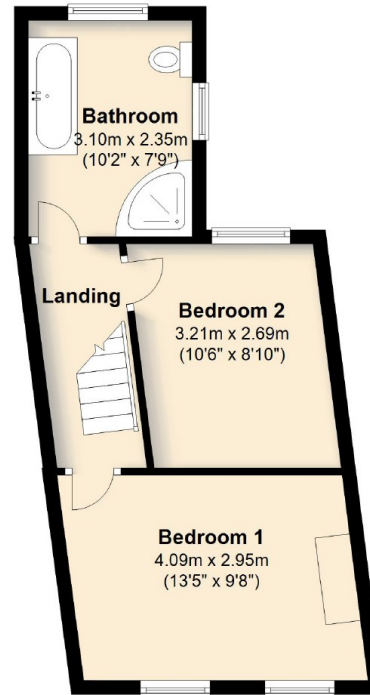
Ground Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.3 sq. feet)



Total area: approx. 69.4 sq. metres (747.1 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	77	70	82
<small>Net energy demand, higher rating costs</small>		<small>Net environmental burden, higher CO₂ emissions</small>	
<small>England & Wales 01/01/2020 to 31/12/2023</small>		<small>England & Wales 01/01/2020 to 31/12/2023</small>	