



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Marquis Lane, Harpenden, AL5 5AA
Guide Price £975,000

Tucked away in a peaceful residential cul-de-sac, this deceptively spacious semi-detached chalet-style bungalow offers over 1,870 sq. ft. of thoughtfully designed living space.

With a flexible layout spanning two floors, this home is perfect for those seeking adaptability—whether it's multi-generational living, home-working, or future expansion. There's even potential to convert the generous first-floor storeroom into an additional double bedroom, subject to the necessary consents.

Stepping inside, a welcoming entrance hall leads to the heart of the home—a well-appointed kitchen that boasts ample workspace, ideal for those who love cooking and baking.

The kitchen enjoys lovely views over the rear garden, making it a bright and cheerful space. The adjoining dining room, complete with shutter doors, flows seamlessly into the spacious living room, creating an inviting and sociable space for everyday living and entertaining.

The master suite is a true highlight, featuring picturesque garden views and a private en-suite shower room. Also on the ground floor, bedroom three doubles perfectly as a home office, providing a quiet retreat for remote work. Upstairs, the well-proportioned second bedroom enjoys serene rear views.

Immaculately presented inside and out, this bright and airy home has been lovingly maintained.

The property benefits from an impressive frontage, with a gravel driveway offering ample parking alongside a detached double garage, which has additional storage in the eaves and exciting potential for part-conversion into a home studio, subject to planning.

One of the standout features of this home is the beautifully landscaped rear garden. A large, raised deck provides the perfect spot for summer entertaining, with steps leading down to a well-tended lawn and an additional patio designed to catch the afternoon sun.

Thoughtfully arranged planting enhances the garden's charm, while scenic views over the nearby allotments and mature trees create a tranquil escape. To the side of the property, a private space offers the ideal setting for a hot tub.

Families will appreciate the excellent nearby schools, while nature lovers can explore the picturesque surroundings of Batford Springs, just across the road—perfect for peaceful strolls. A selection of friendly pubs and a handy local shop are within easy reach, adding to the convenience of this desirable setting.

Marquis Lane is a sought-after residential location just off Station Road, offering easy access to Harpenden town centre and its mainline station, making commuting effortless.

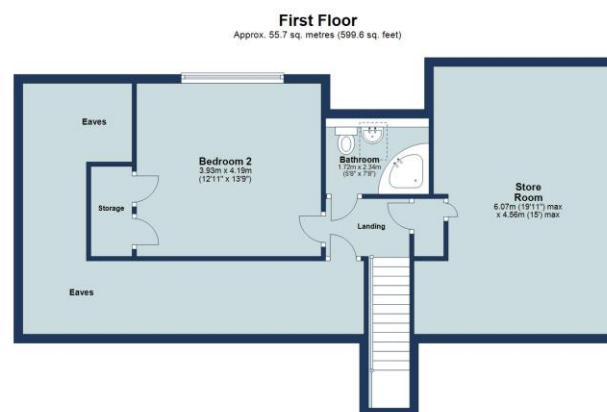
Tenure: Freehold
Council Tax Band: E
EPC Rating: D











Total area: approx. 174.5 sq. metres (1878.4 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage, garden room and eaves are not included in the total floor area.
Plan produced using PlanUp.

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