



Marquis Lane, Harpenden, AL5 5AA

Guide price £485,000



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A most attractive and well presented two bedroom character cottage in a delightful setting overlooking parkland. The property is conveniently located within easy reach of the Town Centre, Station and excellent schooling.

The accommodation comprises; entrance porch, living room with open fireplace, dining room, attractive kitchen and utility/cloakroom on the ground floor. The first floor has two bedrooms and large bathroom. Externally there is a 'sun trap' south westerly rear garden.



ACCOMMODATION

Entrance Porch

Tiled Floor, windows to both sides, glazed panelled door to:

Living Room 11'10 x 9'10 max (3.61m x 3.00m max)

Superb open fireplace with cast iron and tiled surrounds, coved ceiling, radiator, dado rail, built in alcove cupboard, television point, down lights, engineered oak flooring, window to front.

Dining Room 10'6 x 9'10 max (3.20m x 3.00m max)

Coved ceiling, dado rail, radiator, staircase off, engineered oak flooring, built in under stairs cupboard, window to rear.

Kitchen 10'4 x 6'7 (3.15m x 2.01m)

Stunning refitted range of wall mounted units, oak work surfaces with inset sink unit, built in double oven, five ring hob and extractor hood, space and services for dish washer, fridge freezer, tiling, window to side.

Inner Hall

Built in cupboard with shelving above, stable door to garden.

Cloakroom/Utility Room 6'7 x 5'2 (2.01m x 1.57m)

Closed coupled WC and wash hand basin, space and services for washing machine and tumble dryer, tiling, wall mounted combination gas boiler for central heating and hot water, radiator, window to rear.

Landing

Access to boarded loft space with power and pipework for heating system, panelled doors off.

Bedroom One 12'0 x 9'9 (3.66m x 2.97m)

Radiator, window to front enjoying views across parkland, archway through to:

Dressing Area 7'1 x 3'9 (2.16m x 1.14m)



Bedroom Two 10'5 x 7'1 max (3.18m x 2.16m max)

Radiator, built in wardrobe, window to side.

Bathroom 7'2 x 6'6 (2.18m x 1.98m)

Attractive white and chrome suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin and closed coupled WC, radiator, tiling, window to rear.

Exterior

Front Garden

Paved frontage with step to front door.

Rear Garden

Delightful 'sun trap' south westerly garden laid mainly to lawn with flower, shrub beds and patio area, panelled fencing, outside

tap, shed.

Agents Note

There is a right of way across the neighbours property to gain rear access and a right of way across this property for neighbours.

Environmental Impact Rating

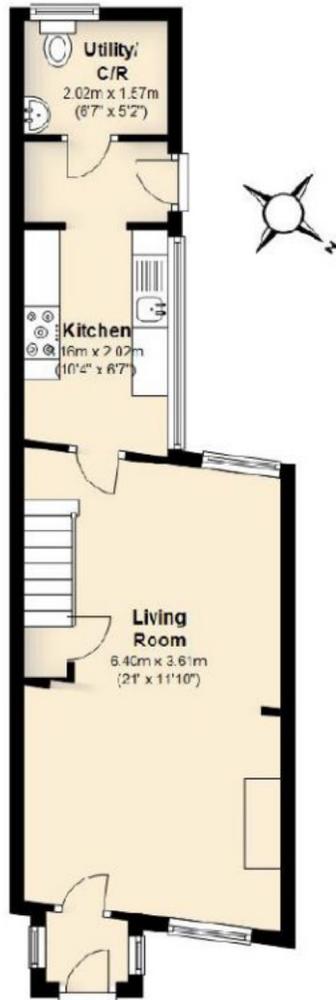
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Viewing Information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Ground Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.4 sq. feet)



Total area: approx. 65.0 sq. metres (699.9 sq. feet)

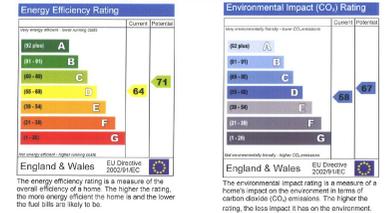
Not to Scale. For identification purposes only.
Plan produced using PlanJp.

Energy Performance Certificate

6, Marquis Lane
HARPENDEN
AL5 2SX

Dwelling type: Mid-terrace house
Date of assessment: 13 May 2009
Date of certificate: 19 May 2009
Reference number: 59415125-6220-0247-2095
Total floor area: 65 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	311 kWh/m ² per year	248 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	2.8 tonnes per year
Lighting	£48 per year	£32 per year
Heating	£500 per year	£417 per year
Hot water	£84 per year	£80 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location. The above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated device, maintenance or safety products. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on how to improve your home's energy performance.
For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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