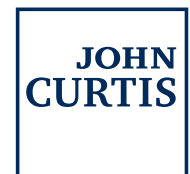




2 Granby Court, Marquis Lane, Harpenden, Hertfordshire AL5 5AB

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Valuers, Estate & Lettings Agents





## 2 Granby Court, Marquis Lane Harpenden, Hertfordshire

A beautifully presented and conveniently located three bedroom home enjoying views over a leafy park.

Recently refurbished to a high standard, this fine home offers light and spacious rooms accommodation with Amtico flooring throughout the ground floor. To the rear of the property is a delightful south west facing landscaped garden with off road parking and a garage to front. The property, situated opposite the park and ever popular nature reserve, is located less than a mile from the station and offers an excellent choice of schooling for all age groups.

Harpenden is well noted for its excellent choice of schools for all age groups. Social requirements are well catered for, including several challenging golf courses, a sports centre, swimming pool, various clubs and associations and a comprehensive range of restaurants and bars. Harpenden benefits from a fast electrified train service to St. Pancras International (c.26 minutes), the City, Gatwick Airport and Brighton.

**Price guide £585,000**



Steps up to front door leading to:

Entrance Porch

Wood flooring. Space for hanging coats. Obscured window to front and side elevation. Door into:

Entrance Hall

Single panel radiator. Stairs to first floor landing. Doors to:

Cloakroom

Concealed cistern WC. Wall mounted wash hand basin with tiled splashback. Radiator. Obscured window to front elevation. Telephone point. Single panel radiator.

Kitchen 13'7 x 7'7 (4.14m x 2.31m)

Excellent range of base and wall mounted high gloss units with under cabinet lighting and granite work surfaces incorporating one and a half bowl sink with cut in drainer, hot and cold mixer taps and cupboards under. Five burner gas hob with stainless steel extractor hood. Newly installed integrated Bosch double oven. Space for washing machine. Space for fridge freezer. Newly installed integrated Bosch dishwasher. Newly installed high efficiency Worcester Bosch combination boiler. Breakfast bar providing seating for two. Radiator. TV point. Double glazed window to front elevation enjoying views over park.

Living/Dining Room 19' x 10' max (5.79m x 3.05m max)

A bright and spacious room with coved ceiling. Recently installed Schuco bi-fold patio doors opening to decked area. Single patio door also opening onto decking. Chimney breast with high end contemporary electric fire and recess for television. Recessed energy efficient LED spot lights. Radiators. Large understairs cupboard. Wall light points.

FIRST FLOOR

Landing

Doors to:

Bedroom One 11'9 to the face of wardrobes x 11'1 (3.58m to the face of wardrobes x 3.38m)

Double glazed window to front elevation enjoying views over park and countryside. Fitted wardrobes. TV point. Radiator. Cupboard with shelving and hanging space.

Bedroom Two 13'1 x 7'7 (3.99m x 2.31m)

Double glazed window to rear elevation. Radiator. Coved ceiling.

Bedroom Three 9'1 x 5'10 (2.77m x 1.78m)

Double glazed window overlooking the rear garden. Radiator. Coved ceiling.

Family Bathroom

Recently installed high end luxury bathroom suite, comprising an Adora flow triple valve mixer controlling rain forest shower head, bath and retractable handset, served by a high pressure water tank. Fully tiled with thermostatic controlled underfloor heating. Recessed LED lighting and wall mounted sensor operated LED mirror. Vanity cupboard mounted wash hand basin. Concealed cistern WC. Heated towel rail.

OUTSIDE

Rear Garden

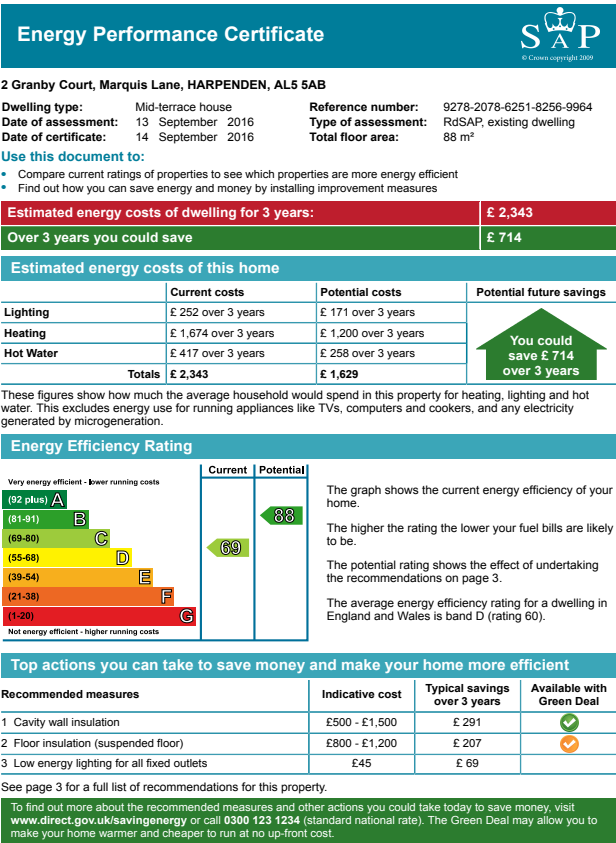
Beautifully landscaped rear garden with decked area and lighting immediately adjacent to the house. The lawn then leads to a second decked area providing the perfect location for informal seating and a BBQ. The garden is enclosed by wood panel fencing with a shrub border and shingle path leading to the rear of the garden. Picket fence at the rear with gate providing access to the front.

Front Garden

Off road parking. Steps up to front door. Access to:

Garage

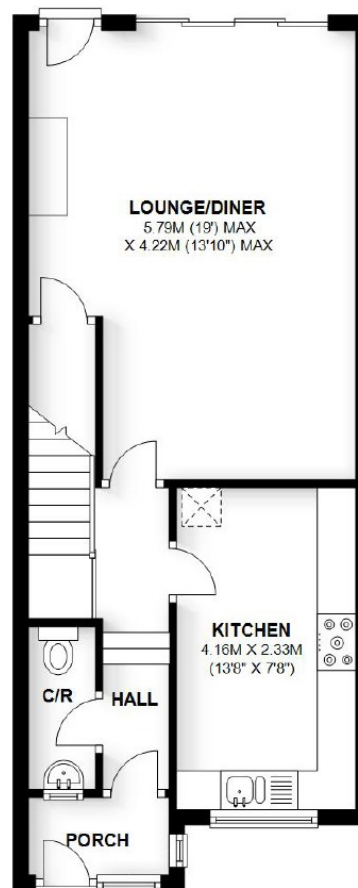
Up and over door. Light and power.



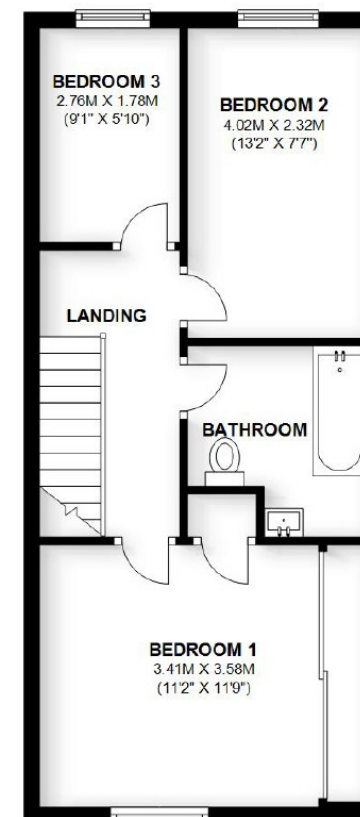
**LOWER GROUND FLOOR**  
APPROX. 23.4 SQ. METRES (251.6 SQ. FEET)



**GROUND FLOOR**  
APPROX. 44.0 SQ. METRES (473.1 SQ. FEET)



**FIRST FLOOR**  
APPROX. 42.4 SQ. METRES (456.8 SQ. FEET)



**TOTAL AREA: APPROX. 109.8 SQ. METRES (1181.6 SQ. FEET)**

For Identification purposes, not to scale.  
Plan produced using PlanUp.

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to clarify the information for you, especially if you are contemplating travelling to view the property.

Viewing strictly by appointment through John Curtis  
Call us on 01582 764471 for free valuations and advice  
Visit us at 36 High Street, Harpenden, Herts AL5 2SX  
Email [enquiries@johncurtis.co.uk](mailto:enquiries@johncurtis.co.uk)