



-18 The Folly, Hertford, SG14 1QD

Asking Price £399,995



## -18 The Folly, Hertford, SG14 1QD

**\*\*RARELY AVAILABLE\*\*** Located in the ever-DESIRABLE FOLLY ISLAND is this PERFECT 2 BEDROOM COTTAGE, this property certainly has that WARM COZY Cottage feel. Folly Island is quiet, central location and is the perfect place to live in Hertford. This LOVELY 2-bedroom PERIOD HOME is ideally located for everything in Hertford. RIVER WALKS and coffee shops are just a few minutes' walk away, with the station being less than a 10-minute walk. Only a 2 Minute Walk from Hertford Town Centre, this property is Located in the HEART of HERTFORD TOWN, while only being a stones throw away from Hartham Common! The property is being offered CHAIN FREE VIEWINGS STRONGLY ADVISED!



**Lounge** 12'5 x 11'8 (3.78m x 3.56m)  
LOVELY room with Feature wall. Door to Kicthen diner.  
Window to front aspect

**Kitchen Diner** 12'5 x 11'8 (3.78m x 3.56m)  
GREAT sunny room with mondern fitted kicthen comprising  
of base and wall units. Door to rear lobby

**Rear Lobby**  
Doors to; Lean to and Bathroom

**Lean To** 11'6 x 7'2 (3.51m x 2.18m)  
Great space linking the SUNNY GAREDN to the inside  
space. PERFECT for entertaining and enjoying those warm  
sunner evenings

**Shower Room**  
Window to side aspect. Shower cubicle with screen over.  
Close coupled W/C and Wash Hand Basin

#### **Landing**

**Bedroom One** 12'4 x 11'8 (3.76m x 3.56m)  
Great DOUBLE bedroom with window to front aspect

**Bedroom Two** 11'7 x 9'8 (3.53m x 2.95m)  
PERFECT guest double bedroom with wndows to rear  
aspect over-looking garden

**Front Garden**  
Formal garden with picket fence and gate.

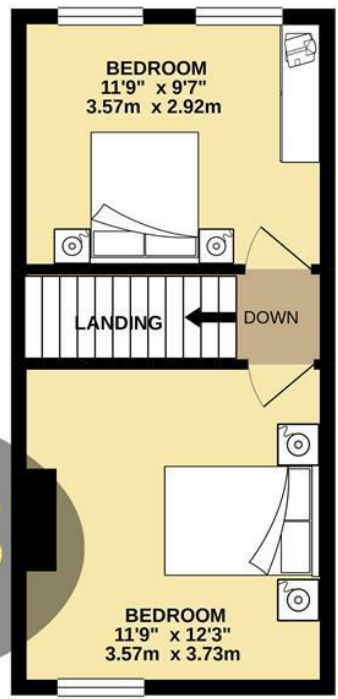
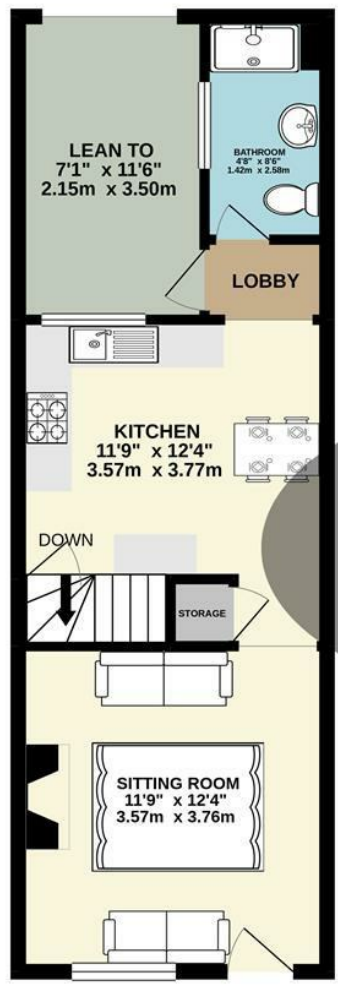
**Rear Garden**  
SUNNY REAR garden which is southerly facing. Links  
perfectly with the lean to





GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR  
293 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		32	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 Email: he@lanesproperty.co.uk www.lanesproperty.co.uk

