



13 Folly Fields

Wheathampstead, AL4 8HJ

A charming semi-detached 3 bedroom cottage, which is located in the much sought after 'Folly', just 2.7 miles from Harpenden Station. The property, which requires updating, has an attractive rear garden, detached garage, drive and scope to extend subject to planning consent. CHAIN FREE

Offers in excess of £425,000

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- Victorian cottage In need of modernising
- Two bedrooms
- Good sized rear garden, east facing.
- Well proportioned living room
- Ground floor bathroom
- Sought after location with recreational playing field nearby
- Fitted kitchen
- Garage with further driveway parking
- Harpenden station (2.7 miles), Wheathampstead High Street (under 1 mile)

GROUND FLOOR

Entrance Lobby

Lounge/Dining Room

20'11 x 11'11 (6.38m x 3.63m)

Kitchen

11'1 x 10 (3.38m x 3.05m)

Bathroom

FIRST FLOOR

Landing

Bedroom One

11'11 x 11'6 (3.63m x 3.51m)

Bedroom Two

9'1 x 8'11 (2.77m x 2.72m)

EXTERNALLY

Detached Garage

20' x 9'1 (6.10m x 2.77m)



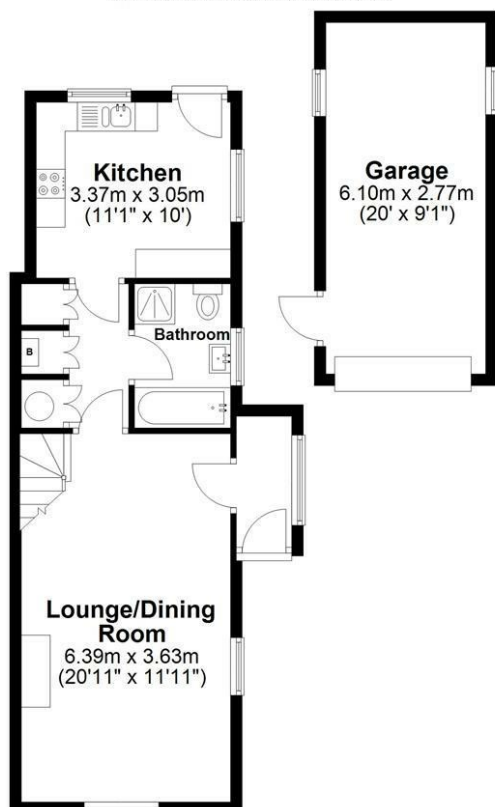
[Directions](#)



Floor Plan

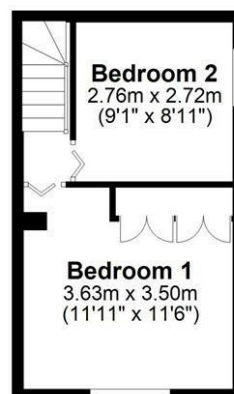
Ground Floor

Main area: approx. 45.6 sq. metres (490.6 sq. feet)
 Plus garage, approx. 16.9 sq. metres (181.9 sq. feet)



First Floor

Approx. 23.1 sq. metres (248.5 sq. feet)



Main area: Approx. 68.7 sq. metres (739.1 sq. feet)
 Plus garage, approx. 16.9 sq. metres (181.9 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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