



8, The Folly, Hertford
SG14 1QD
Guide Price £499,950



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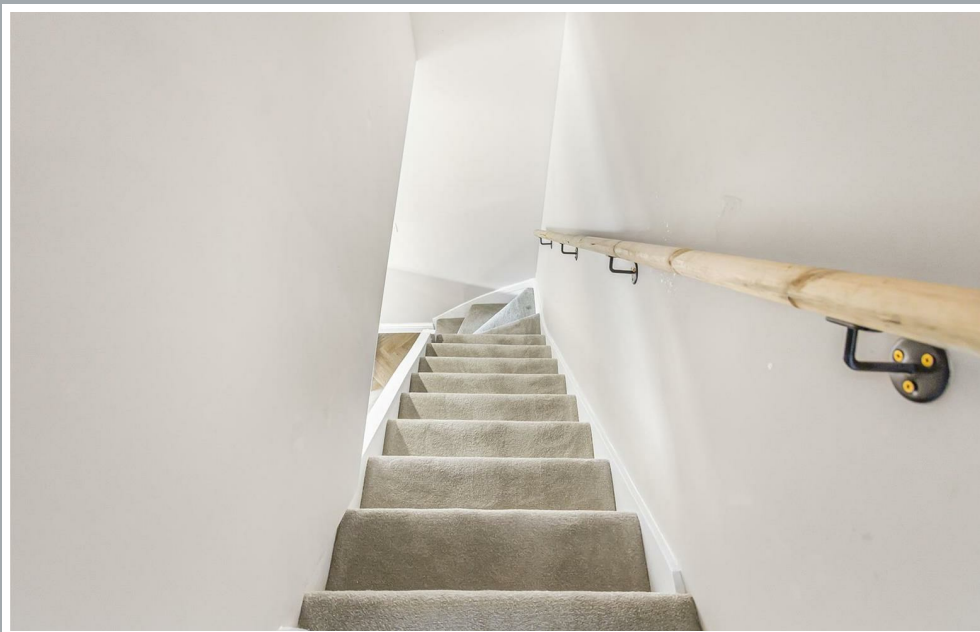
8 The Folly, Hertford, Hertfordshire, SG14 1QD

An exceptional and fully renovated 2 bedroom Victorian cottage located in the highly sought after Folly Island, only a short walk to the town centre. The stylish accommodation comprises of a living room with log burner, a fully integrated kitchen/breakfast room, luxury downstairs bathroom, whilst on the first floor, there are 2 double bedrooms. The rear garden has been professionally landscaped and the cottage benefits from residents permit parking (subject to the usual fees). Chain Free - Available for viewing immediately.

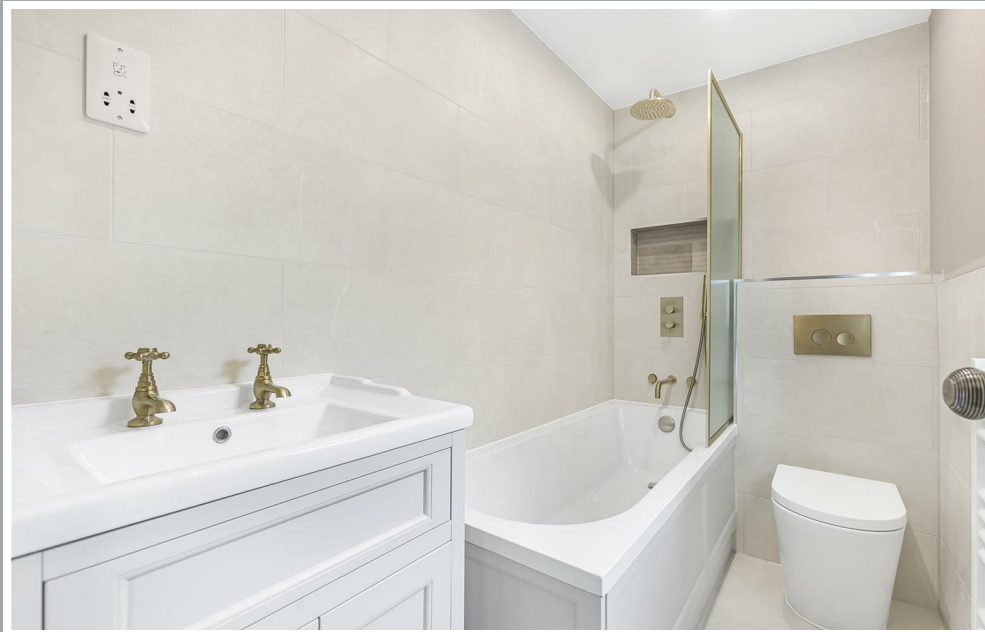
The property is located on the highly desirable Folly Island, which is a small Victorian residential island in the heart the town centre. The Folly enjoys a real community feel with a popular riverside pub, The Old Barge, whilst the town centre itself offers a vibrant choice of shops, restaurants and a newly regenerated theatre. Hartham Common is also a short stroll away offering expansive green space, along with Hartham Leisure Centre which has recently undergone a complete refurbishment.



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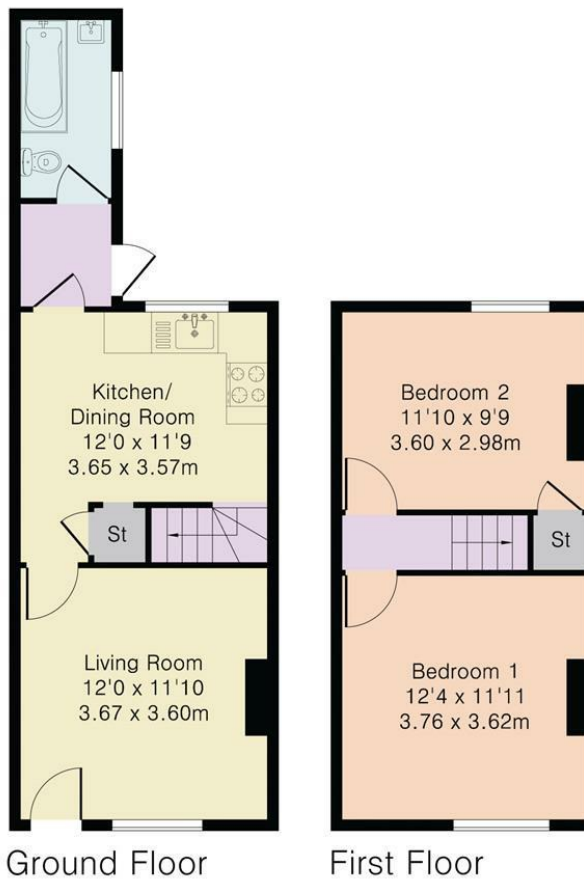


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Approximate Gross Internal Area 635 sq ft - 59 sq m

Ground Floor Area 348 sq ft – 32 sq m

First Floor Area 287 sq ft – 27 sq m



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