



13, The Folly, Hertford  
SG14 1QD  
Offers Over £440,000



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## 13 The Folly, Hertford, Herts, SG14 1QD

**\*OFFERED CHAIN FREE\*\***

Nestled in the beautiful area of Folly Island, this charming two-bedroom cottage offers a delightful blend of character and modern living. Located in the centre of Hertford, the property enjoys a prime position while remaining quietly tucked away, providing a perfect retreat from the hustle and bustle of everyday life whilst having the convenience of the town right on the your doorstep. The cottage is presented in excellent condition, having undergone thoughtful renovations that include a refitted kitchen and bathroom. As you step inside, there is a good size lounge which benefits from a log burner, kitchen/dining room at the rear of the property and a modern refitted bathroom suite. On the upstairs, there are two double bedrooms providing ample accommodation, making it an ideal choice for couples, small families, or those seeking a comfortable home office space. Externally, this home enjoys a sunny low-maintenance rear garden. This home forms part of a picturesque riverside development, residents can enjoy the tranquil views and a peaceful atmosphere but also easy access to local amenities, shops, and transport links, ensuring that everything you need is within reach.

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.





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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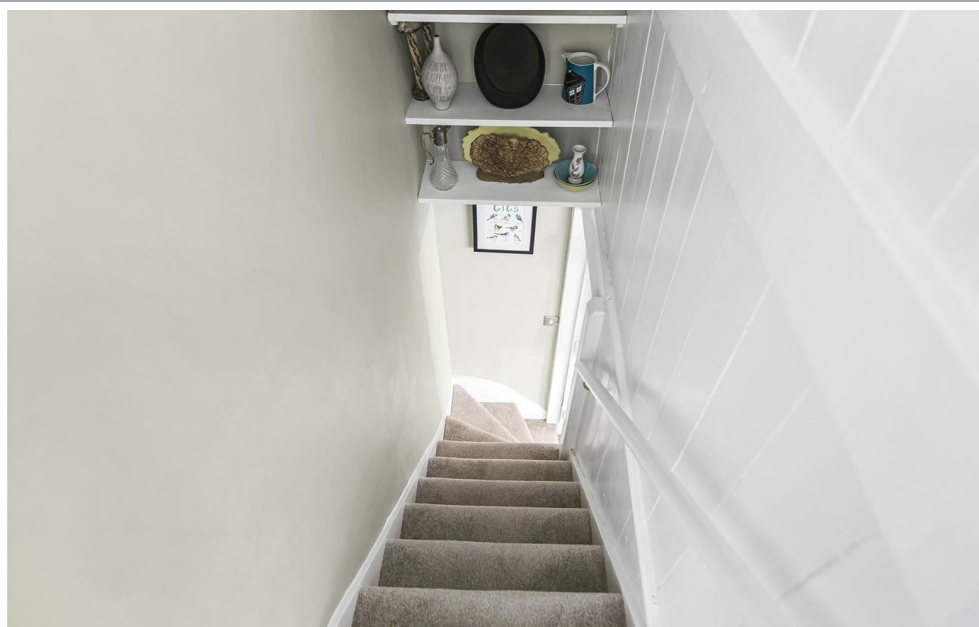


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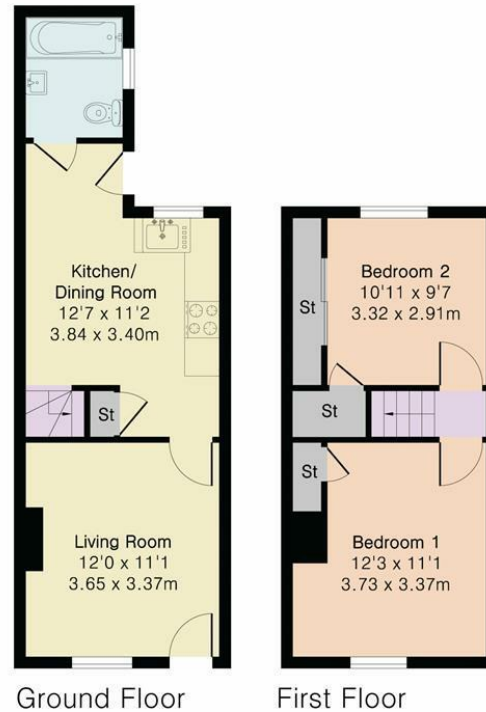
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**Approximate Gross Internal Area 618 sq ft - 58 sq m**

Ground Floor Area 341 sq ft – 32 sq m

First Floor Area 277 sq ft – 26 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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