



3b, The Folly, Hertford
SG14 1QD
Price Guide £625,000



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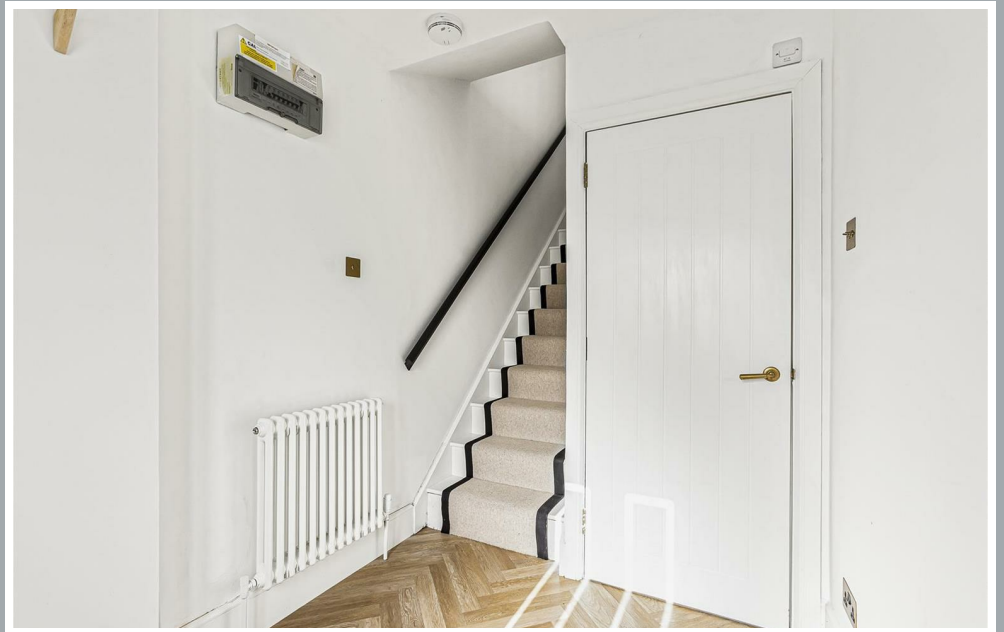
3b The Folly, Hertford, Herts, SG14 1QD

****CHAIN FREE**** Situated on the sought-after Folly, right in the centre of Hertford, this beautifully presented three-bedroom, modern home offers contemporary living in a truly unbeatable location. Set across two well-planned floors, the property features a bright and spacious open-plan living area, a sleek modern kitchen, and three generous bedrooms. Finished to a high standard throughout, the home combines quality craftsmanship with thoughtful design. To the rear, you'll find a private garden, perfect for entertaining or relaxing, as well as off-street parking for two cars, a rare and valuable asset in such a central location.

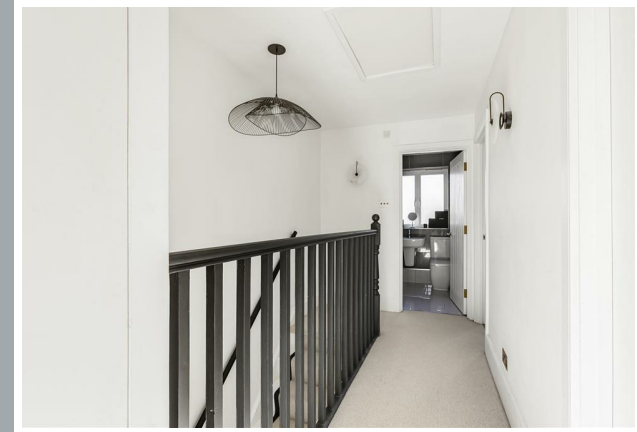
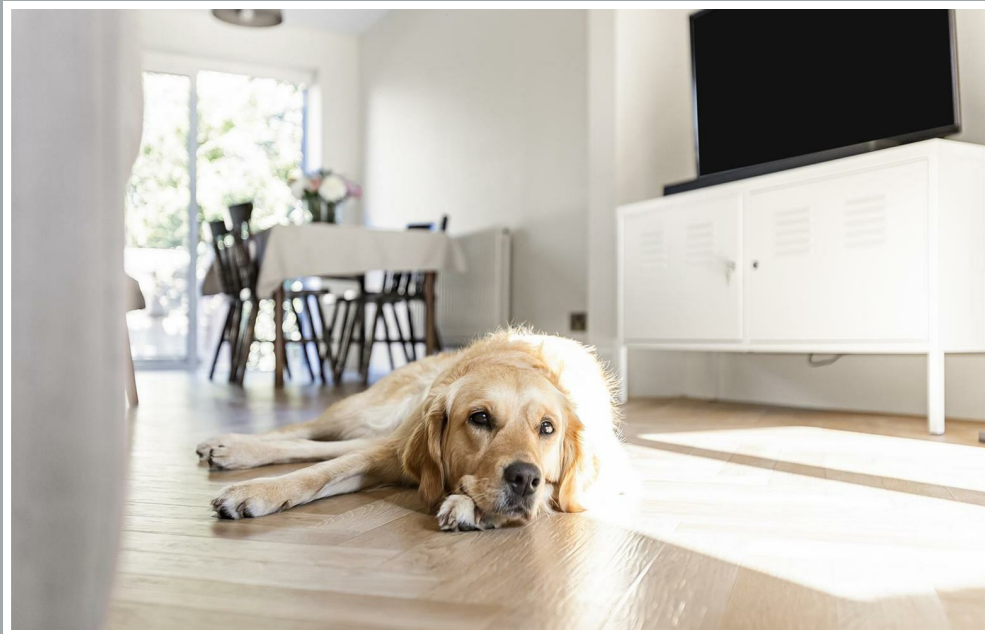
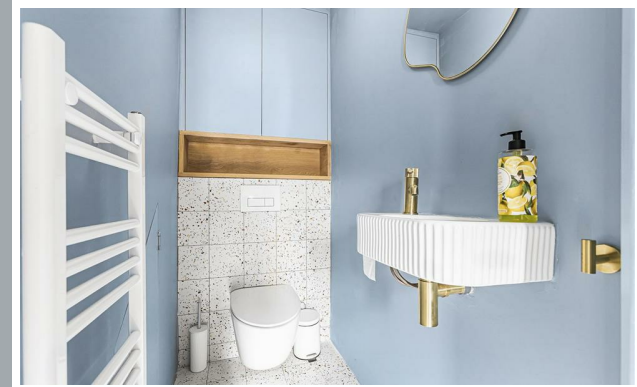
An attractive three bedroom end of terrace family house with double glazed living accommodation, gardens and off street parking for two cars within a desirable location convenient for the town centre and train stations. The property is located on the highly desirable Folly Island, which is a small residential 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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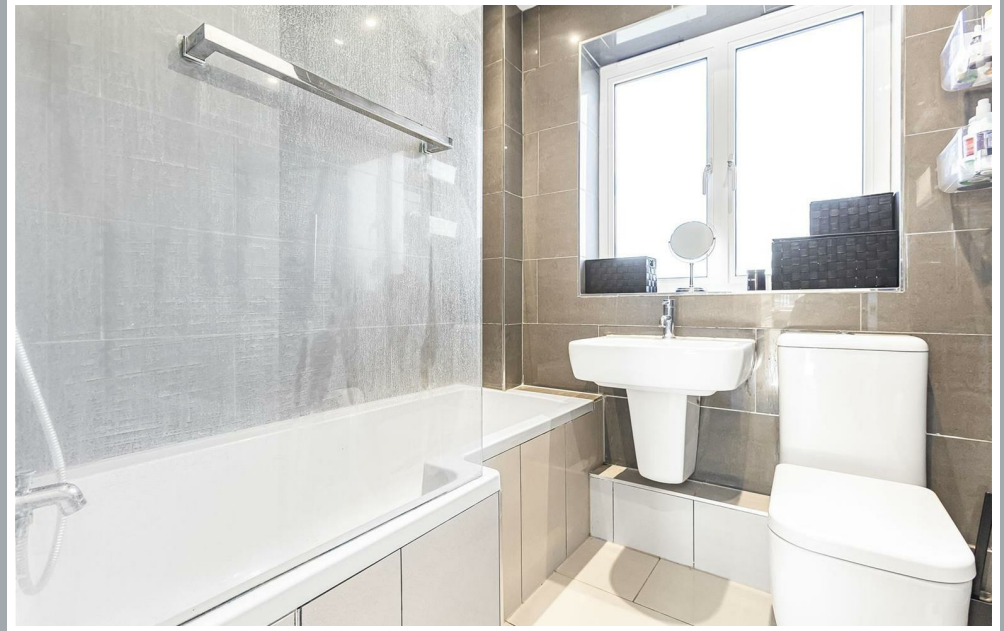


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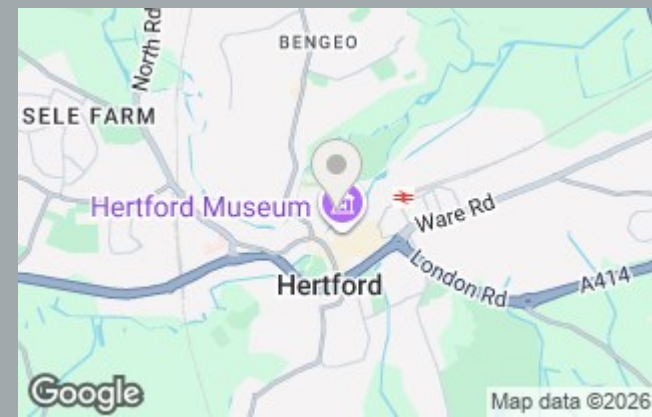




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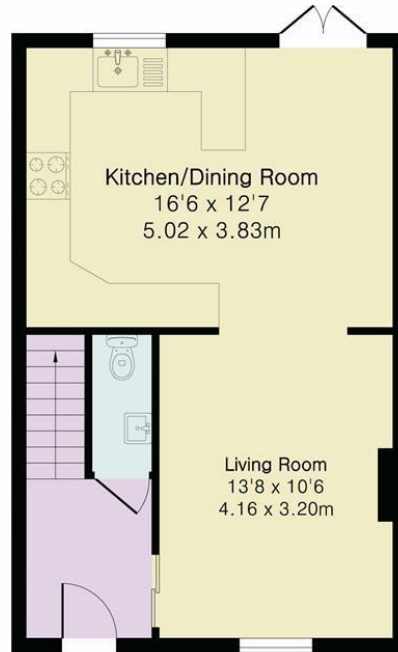


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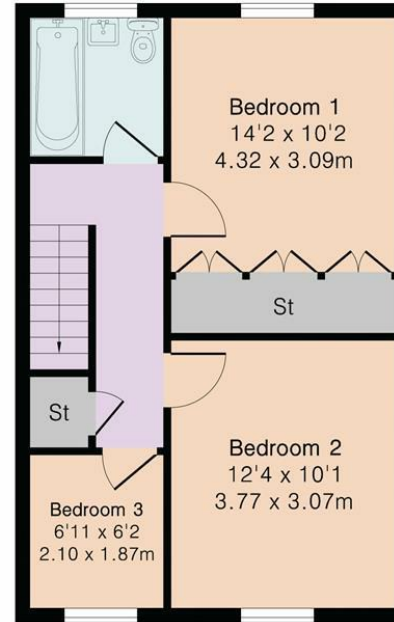
Approximate Gross Internal Area 874 sq ft - 82 sq m

Ground Floor Area 437 sq ft – 41 sq m

First Floor Area 437 sq ft – 41 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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