



The Folly, SG14 1QD  
Hertford







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# The Folly, SG14 1QD

Kings Group are delighted to offer this well presented TWO BEDROOM VICTORIAN HOUSE FOR SALE on the highly sought after FOLLY ISLAND in Hertford.

The Folly has a lot to offer a new owner with the property being in a fantastic location any new owner has access to amazing links and amenities. One of the major pro's this house has to offer is the close proximity to some of the areas most popular and sought after schools such as, Mill Mead Primary school (1.5 miles), Richard Hale School (0.9 miles), Simon Balle School (1 mile) and many more. This property is also a stones throw away from Hertford town centre which offers supermarkets, restaurants, banks and other high street shops. With Hertford East train station only being 0.5 miles away and the bus station being only 0.3 miles away, it is ideal for anyone who needs to travel either in to London or in and around Hertfordshire.

The property comprises of a a ground floor created up by a spacious lounge ,good size bathroom, great size practical kitchen and stairs to the first floor landing. The first floor is made up from both bedrooms being spacious double rooms with tons of potential. There are also two parking permits for car parks nearby. The south east garden is approximately 30ft.

To avoid missing out please give us a call on 01992 586 570 to arrange an appointment on this rare to market property.

£375,000





- TWO BEDROOM VICTORIAN HOUSE
- ABUNDANCE OF POTENTIAL
- TWO LARGE DOUBLE BEDROOMS
- CLOSE TO SOUGHT AFTER SCHOOLS
- WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES
- FREEHOLD
- PARKING PERMITS
- SOUTH EAST FACING REAR GARDEN
- 0.5 MILES FROM HERTFORD EAST STATION
- COUNCIL TAX BAND D

**Lounge 11'89 x 12'02 (3.35m x 3.71m)**

Double glazed window at front aspect, Carpeted flooring, TV aerial point, Phone point, Power point

**Kitchen 12'53 x 11'93 (3.66m x 3.35m)**

Single glazed window at rear aspect, Tiled flooring, Freestanding electric cooker, Sink with drainer unit, Space for fridge freezer, Power points

**Bathroom 8'47 x 4'56 (2.44m x 1.22m)**

Double glazed window at side aspect, Tiled flooring, Wall mounted electric fan heater, Panel enclosed bath with shower attached, Wash basin, Low level WC

**Bedroom One 11'98 x 12'03 (3.35m x 3.73m)**

Double glazed window at front aspect, Carpeted flooring, TV aerial point, Power points

**Bedroom Two 9'45 x 11'87 (2.74m x 3.35m)**

Single glazed window at rear aspect, Carpeted flooring, Power points, Access to hot water immersion heater

**Garden**

Approx, 30ft, rear access via pathway behind







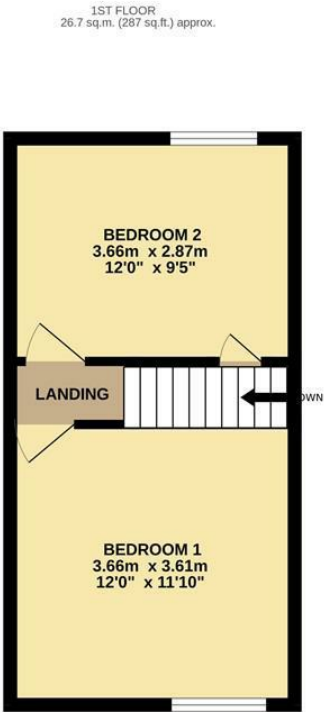
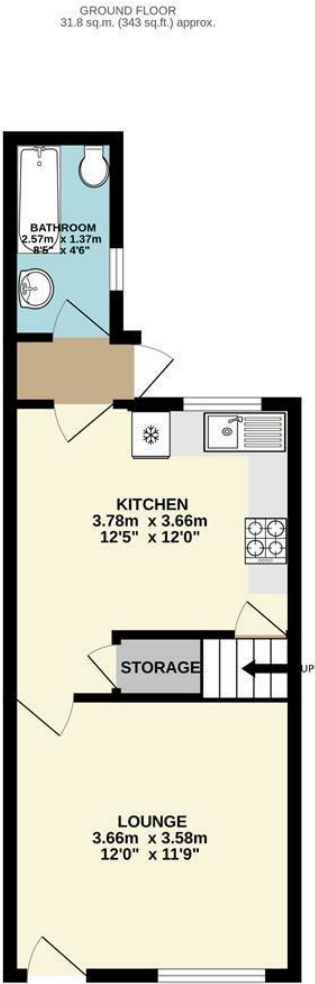
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| Energy Efficiency Rating                    |           |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |  |  |
|---|-----------|-----------|---|---------|-----------|--|--|
| Very energy efficient - lower running costs | Current   | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |  |  |
| (92 plus) <b>A</b>                          |           | <b>91</b> | (92 plus) <b>A</b>  |         |           |  |  |
| (81-91) <b>B</b>                            |           |           | (81-91) <b>B</b>  |         |           |  |  |
| (69-80) <b>C</b>                            |           |           | (69-80) <b>C</b>  |         |           |  |  |
| (55-68) <b>D</b>                            |           |           | (55-68) <b>D</b>  |         |           |  |  |
| (39-54) <b>E</b>                            |           |           | (39-54) <b>E</b>  |         |           |  |  |
| (21-38) <b>F</b>                            | <b>26</b> |           | (21-38) <b>F</b>  |         |           |  |  |
| (1-20) <b>G</b>                             |           |           | (1-20) <b>G</b>   |         |           |  |  |
| Not energy efficient - higher running costs |           |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |  |  |
| England & Wales                             |           |           | England & Wales   |         |           |  |  |
| EU Directive 2002/91/EC                     |           |           | EU Directive 2002/91/EC   |         |           |  |  |



TOTAL FLOOR AREA : 58.5 sq.m. (630 sq.ft.) 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.

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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

28 Maidenhead Street, Hertford,  
Hertfordshire, SG14 1DR  
T: 01992 586570  
E:  
www.kings-group.net