

# shepherds

A better home  
moving experience



## 17 The Folly

Hertford, SG14 1QD

Price Guide £450,000



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Front door into:

#### **Living Room:**

12'0 x 11'6 (3.66m x 3.51m)

UPVC double glazed window to front, wood flooring, radiator, coving and door to:

#### **Kitchen:**

11'5 x 11'5 (3.48m x 3.48m)

UPVC double glazed window to rear, fitted with a range of contemporary style gloss grey base and wall units with contrasting work surfaces over incorporating single drainer stainless steel sink unit with mixer tap, tiled splash backs, appliance space for washing machine and fridge freezer, built in stainless oven with separate gas hob and extractor hood, wood flooring, fireplace, radiator, stairs to first floor with two storage cupboards under and opening into:

#### **Rear Lobby:**

Cupboard housing gas boiler and with a radiator, tiled flooring, door to rear garden and door to:

#### **Bathroom:**

Opaque UPVC double glazed window to side, three piece suite comprising concealed cistern WC, vanity wash hand basin with cupboard under, panel enclosed bath with shower over and folding glass screen, tiled walls in suite area and radiator.

#### **First Floor Landing:**

Access to loft space and doors to:

#### **Bedroom One:**

12'0 x 11'8 (3.66m x 3.56m)

UPVC double glazed window to front, range of built in wardrobes, laminate wood flooring and radiator.

#### **Bedroom Two:**

11'5 x 9'4 (3.48m x 2.84m)

UPVC double glazed window to rear, storage cupboard, laminate wood flooring and radiator.

#### **Rear Garden:**

approx 20'0" (approx 6.10)

Low maintenance hard paved private garden to rear enclosed by panel fencing and with pedestrian gated side access at rear.

#### **Residents Permit Parking:**

Folly Island operates a residents permit parking scheme to offer parking in the area. (H1)



[enquiries@shepherdsofhertford.co.uk](mailto:enquiries@shepherdsofhertford.co.uk)

## Floor Plan

### 17 The Folly, Hertford SG14 1QD

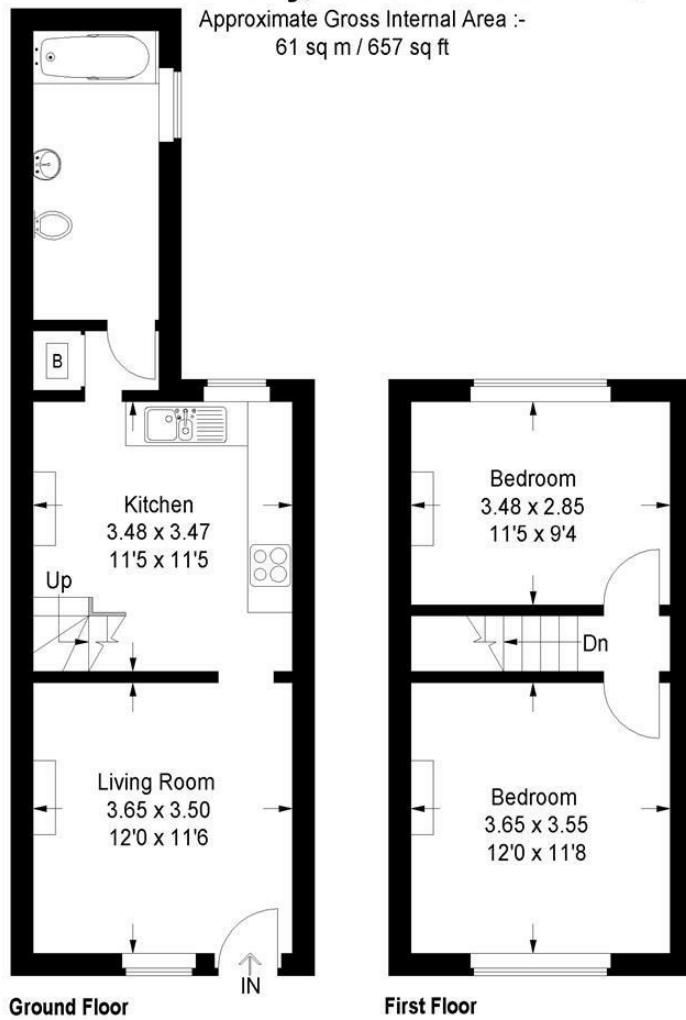
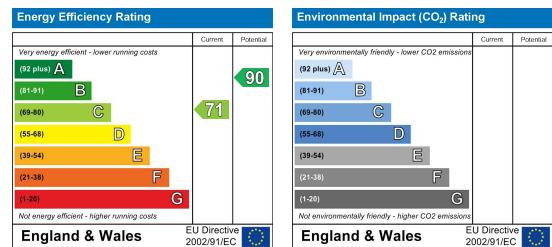


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## Viewing

Please contact Shepherds of Hertford on 01992 551955  
if you wish to arrange a viewing appointment for this property or require  
further information.

## Energy Performance Graph



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