

25 The Folly
Herford, SG14 1QD
Guide price £475,000

ma
morgan alexander





25 The Folly Herford, SG14 1QD

The accommodation begins with a welcoming living room featuring exposed brickwork, a charming fireplace with oak mantel beam, solid wood flooring and bespoke shelving, creating a warm and inviting space to relax. To the rear, the spacious kitchen/dining room is flooded with natural light and offers an excellent entertaining space, complete with modern induction hob, extensive work surfaces and ample room for dining. The rear entrance serves as the principal day-to-day access point and benefits from useful built-in storage for coats and shoes.

Beyond the kitchen is a remodelled family bathroom. Previously arranged as separate rooms, the bathroom and WC have been thoughtfully combined to create a more practical and spacious layout. Underfloor heating has been installed within both the bathroom and entrance area, adding an extra touch of comfort.

The first floor offers two well-proportioned double bedrooms, both full of character and complemented by bespoke fitted storage. The principal bedroom provides excellent built-in wardrobes, while the second bedroom offers flexibility as a guest room, nursery or home office.

The property has benefited from a number of significant improvements in recent years including a newly installed boiler, renovated and insulated front door, rebuilt staircase with increased tread depth for improved safety and usability, upgraded loft access with newly installed folding ladder, power and lighting to the loft space, and solid wood insulated flooring throughout much of the home.

Externally, the rear garden is a particular highlight. Beautifully landscaped with composite decking, mature planting and a covered seating area beneath established wisteria, it provides a private and tranquil setting for outdoor dining and entertaining. A recently installed garden shed benefits from power, lighting and electrical sockets, creating an ideal workshop, studio or storage space. Side access and rear gate access add further practicality.





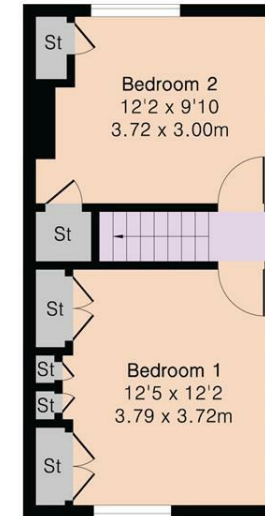
Approximate Gross Internal Area 687 sq ft - 64 sq m

Ground Floor Area 369 sq ft – 34 sq m

First Floor Area 318 sq ft – 30 sq m



Ground Floor



First Floor

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH

Tel: 01992 248028

westley@morgan-alexander.co.uk