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Folly View, St Margarets, Herts

## Asking Price £499,995

This three-bedroom semi-detached house is offered **\*\*for sale\*\*** in St Margarets, Hertfordshire, in a location well placed for public transport, schools and local amenities.

The property features a Lovely Living Room with Two sets of "French Doors" overlooking the Rear Garden. An open-plan kitchen with dining space provides a practical setting for everyday family life and entertaining.

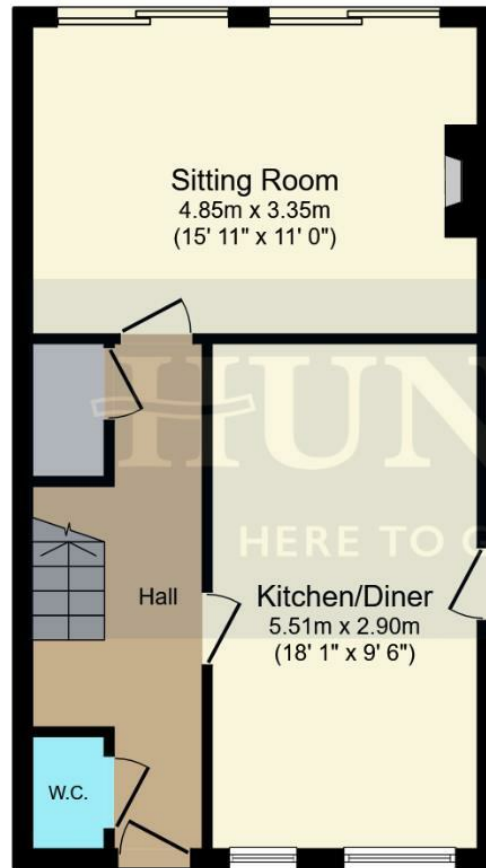
There are three double bedrooms. The Master bedroom includes built-in wardrobes, offering integrated storage. The second bedroom also benefits from built-in wardrobes, while the third double bedroom provides additional flexible sleeping or work space. There is a very well appointed Modern Bathroom serving the household.

St Margarets is known for its access to green spaces, nearby parks, and established walking and cycling routes along the River Lea and surrounding countryside. Families will appreciate the choice of nearby schools in the local area, as well as everyday amenities including shops, cafés and services in the neighbouring villages and Ware town centre.

St Margarets railway station provides convenient rail links into London Liverpool Street and Stratford via the Hertford East line, with typical journey times into central London of around 45 minutes, making this property suitable for commuters. Road connections via the A10 and A414 offer routes towards London, Hertford and Harlow.

Overall, this three-bedroom semi-detached house for sale in St Margarets presents an opportunity for families seeking a home in a location with public transport links, local amenities and access to green space.

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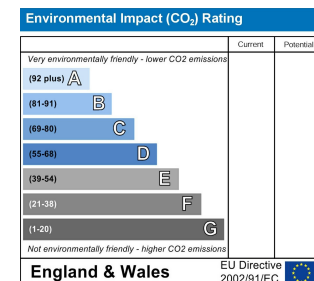
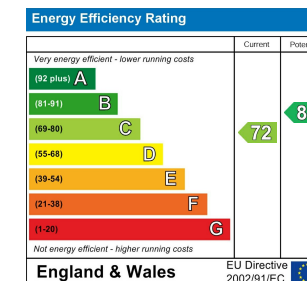
Ground Floor



First Floor

Total floor area: 91.8 sq.m. (988 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### ENTRANCE HALL

UPVc Door into; Laminate flooring, painted walls. Radiator. Sunken Lights to ceiling. Carpeted stairs leading to first floor. Access to;

### CLOAKROOM

Door into; Luxury Two piece white suite comprising Low level WC and wash basin. Tiled and painted walls. Chrome Radiator;

### KITCHEN DINER

18'1" x 9'6"  
Door into; Modern fitted Kitchen with range of matching Cream wall and base units with space for Washing Machine, Dishwasher. Bult in Oven and Gas Hob with Extractor Over. Rolled top Worksurface. White Tiled Splashback, Grey Tiled Flooring. Two UPVc windows to front aspect. Sunken Lights to ceiling. UPVc Door to side access. Open plan layout leading to Dining area with Rolled top Worksurface to match Kitchen to one wall allowing space for Tumble dryer and Tall standing Fridge freezer;

### LIVING ROOM

15'11" x 11'  
Door into; Painted walls, Laminate flooring. Two "feature UPVc French Doors" to rear Garden. Sunken Lights to Ceiling. Radiator;

### LANDING

Painted walls, Carpet flooring. Storage Cupboards. Access to loft space. Access to Bedrooms and Bathroom;

### MASTER BEDROOM

13'8" x 8'9"  
Door into; Painted walls, Carpet flooring. Sunken Lights to ceiling. Built in Wardrobe. Large UPVc window to rear aspect;

### BEDROOM TWO

12'2" x 8'9"  
Door into; Painted walls, Carpet flooring. Built in Wardrobe. Two UPVc windows to front aspect;

### BEDROOM THREE

9'4" x 6'10"  
Door into; Painted walls, Carpet flooring. UPVc window to rear aspect;

### BATHROOM

Door into; Fully Tiled walls & Tiled flooring. Luxury Three piece white suite comprising Low level WC, Wash Basin and Panel Bath with "Rain Shower" over. Chrome Radiator. Built in Storage. UPVc Opaque Window to front aspect;

### OUTSIDE

Front Garden:

Mainly laid to lawn with mature Shrub boarders. Pathway leading to front Door and side access. Storage Cupboard to front of property;

Rear Garden:

Tiered Garden with Patio area from Living Room. Step up to Second Tier Patio then up to lawned garden with mature Shrub Boarders. Large Shed with power. Potential access to rear communal Path.

### Mortgage Advise

Through our associated mortgage broker The Finance Family we can offer clear, impartial advice from the whole of the mortgage market.

Our dedicated advisor can help with all types of mortgages & financial services such as;

- First time buyers
- Re-mortgages
- Buy to Let

### • Life Assurance & Protection

Please feel free to contact us for further details.

Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. The Finance Family are directly authorised and regulated by the Financial Conduct Authority FCA No. 813073

### Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                           |
|----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                     |
| (92 plus) <b>A</b>                                 |                            |                                                                                     |
| (81-91) <b>B</b>                                   |                            | <b>81</b>                                                                           |
| (69-80) <b>C</b>                                   | <b>72</b>                  |                                                                                     |
| (55-68) <b>D</b>                                   |                            |                                                                                     |
| (39-54) <b>E</b>                                   |                            |                                                                                     |
| (21-38) <b>F</b>                                   |                            |                                                                                     |
| (1-20) <b>G</b>                                    |                            |                                                                                     |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                     |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









