



Steven Oates

Willis Grove, Balls Park, Hertford

£2,850 pcm

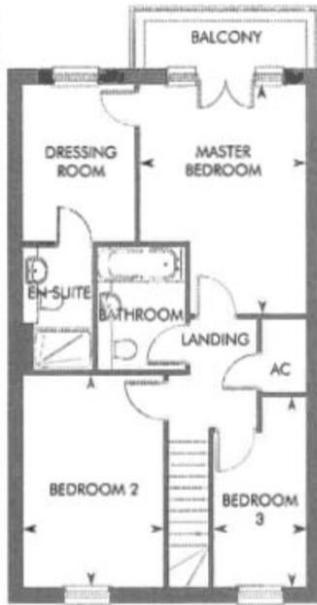
*** BALLS PARK 63 ACRES OF OPEN PARKLAND ***

This stylish three bedroom semi-detached home boasts a spacious open plan kitchen, dining, living area, plus a separate lounge/playroom and French doors opening out to the rear garden. The garage has been converted and still retain a storage unit and WC complete the ground floor. Upstairs, you'll find the master bedroom complete with dressing room and en-suite, as well as French doors opening out to your own private balcony. This charming home comprises two further bedrooms and a generous family bathroom. Available 1st September 2024, furnished.





GROUND FLOOR




FIRST FLOOR

GROUND FLOOR	M	FT
Kitchen	4.55m x 2.84m	14'11" x 9'4"
Living/Dining Room	7.78m x 5.72m	25'6" x 18'9"

FIRST FLOOR	M	FT
Master Bedroom	4.59 x 3.35	15'1" x 11'0"
Bedroom 2	4.24 x 2.82	13'11" x 9'3"
Bedroom 3	3.79 x 1.87	12'5" x 6'1"

Energy Efficiency Rating

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





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