



10 Harrison Lane, Balls Park, Hertford, SG13 8FE
Offers In Excess Of £700,000



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This deceptively spacious, three bedroom double-fronted family home in the Balls Park Development is now on the market and has been meticulously maintained throughout. Built 15 years ago with high specification.

The home is situated within the catchment area for highly regarded schools, including Simon Balle, Abel Smith (primary - Ofsted outstanding), Richard Hale (boys' secondary), and Presdales (girls' secondary - Ofsted outstanding). Hertford East is a convenient 10 to 15-minute walk away, and the property is also within walking distance of Hertford town centre.



Summary

The accommodation spans two floors, featuring a generously sized kitchen/diner fitted with grey gloss units, granite worktops, and a range of integrated appliances. This flows into a large lounge, with views to the landscaped rear garden featuring a patio and a raised decked seating area, enclosed by panelled fencing, with gate leading to the private car park. Solid oak wooden flooring runs through the ground floor level of this modern and decorative home and there is also a downstairs w/c with vanity unit and a separate storage cupboard.

Upstairs, there are three double bedrooms, all with fitted storage, and the larger master bedroom includes an en-suite with a shower unit, low level w/c, wash hand basin and heated towel rail. A separate family bathroom comprises of a panelled bath with shower and screen, low level w/c, wash hand basin, heated towel rail and double-glazed frosted window to front aspect. There is a large loft with a built-in extendable ladder and lighting, offering plenty of storage space.

Externally, the property boasts a charming front garden surrounded by hedging, mainly laid to lawn with planted borders. There is a private gated car park with two allocated spaces.

The Balls Park location has beautiful views of open parkland with over 60 acres of grounds.

For an immediate viewing, please contact Lanes Estate Agents.

Entrance Hallway

Kitchen Diner

Living Room

Cloakroom

First Floor Landing

Master Bedroom

En-suite

Bedroom Two

Bedroom Three

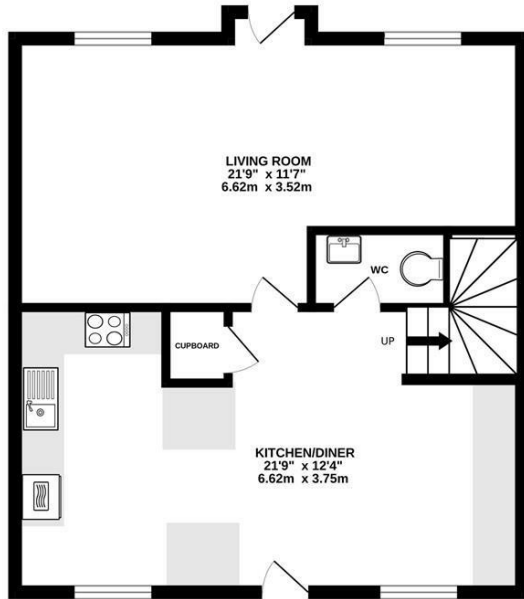
Family Bathroom

Parking

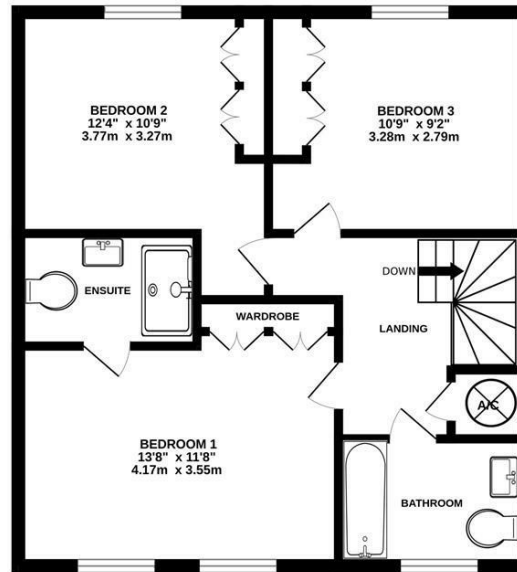




GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.

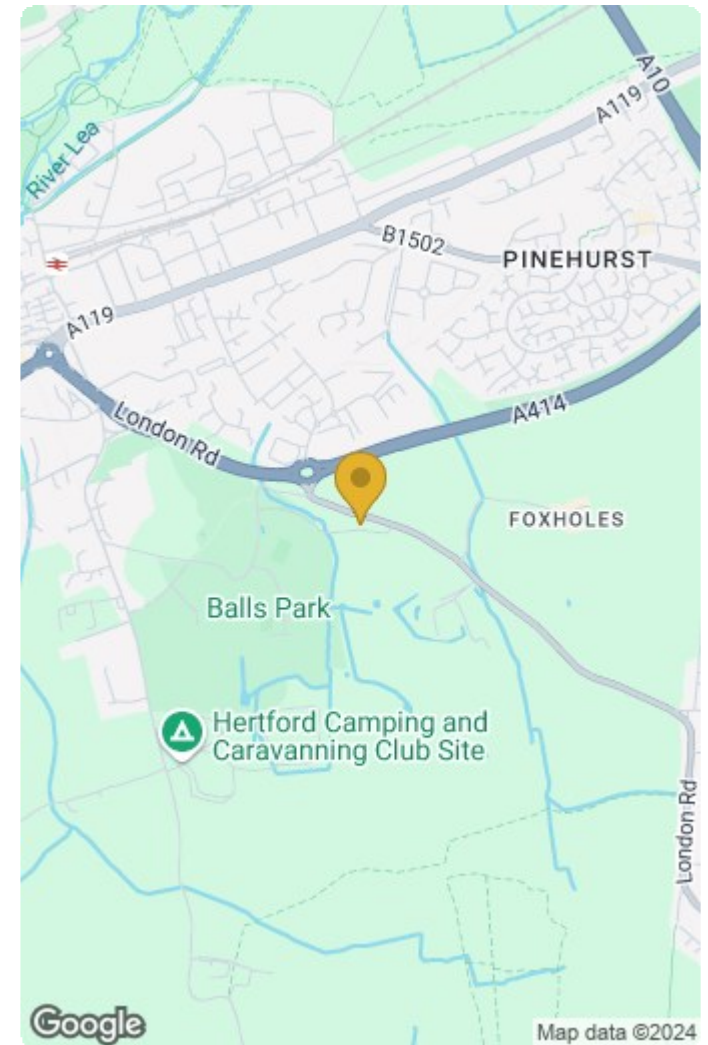


TOTAL FLOOR AREA : 1067 sq.ft. (99.1 sq.m.) approx.

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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		91
(81-91) B		80	
(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	