



7, Willis Grove, Hertford  
SG13 8FH  
Guide Price £725,000



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## 7 Willis Grove, Balls Park, Hertford, SG13 8FH

Steven Oates are delighted to offer this three bedroom modern character home within this exclusive gated development surrounded by 64 acres of beautiful parkland, yet only a short walk from Hertford town centre / Hertford East mainline station and within the ever popular catchment for the Ofsted rated 'Outstanding' Simon Balle Primary and Secondary school. The property benefits from stunning views over adjoining countryside, off street parking, converted garage currently being used as a reception room/play room, open plan living/dining and kitchen area, ground floor cloakroom, en-suite to master bedroom and has the added incentive of being offered with no onward chain.

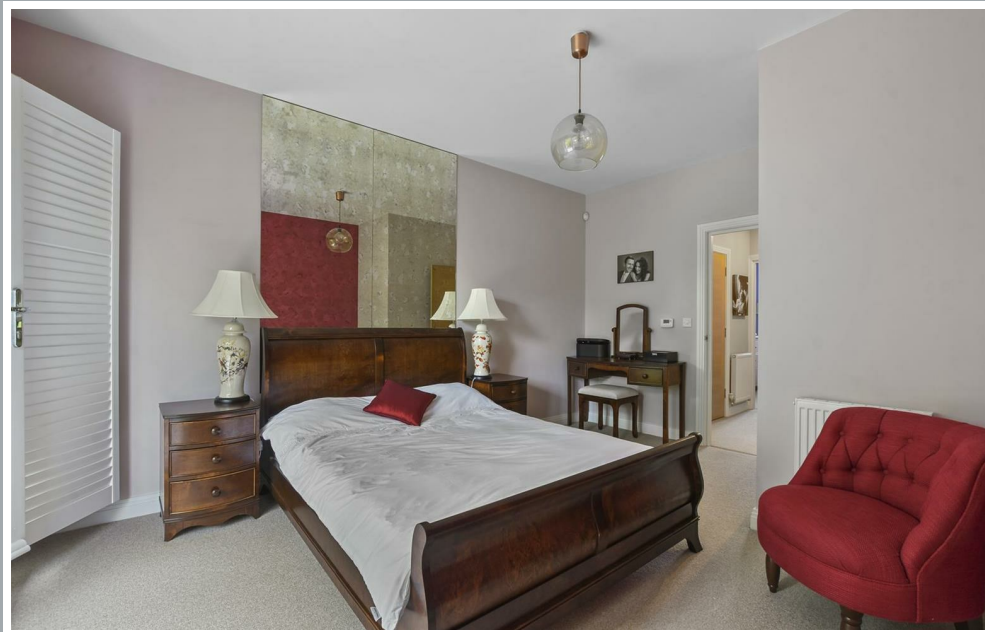
Situated within a small gated development within the heart of the Balls Park Estate, the property sits adjacent to the Balls Park Mansion itself. Balls Park benefits from 64 acres of beautifully maintained communal parklands yet sits only a short distance from Hertford town centre with a range of great local amenities. Both Hertford East and North stations, Hertford cricket club and the town's theatre & restaurant are within walking distance, there is also easy access from Willis Grove to the A10. Within easy reach of 'outstanding' rated local schools and also having the benefit of being a secure gated development, this is both a fantastic family home or 'lock up and leave' property.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



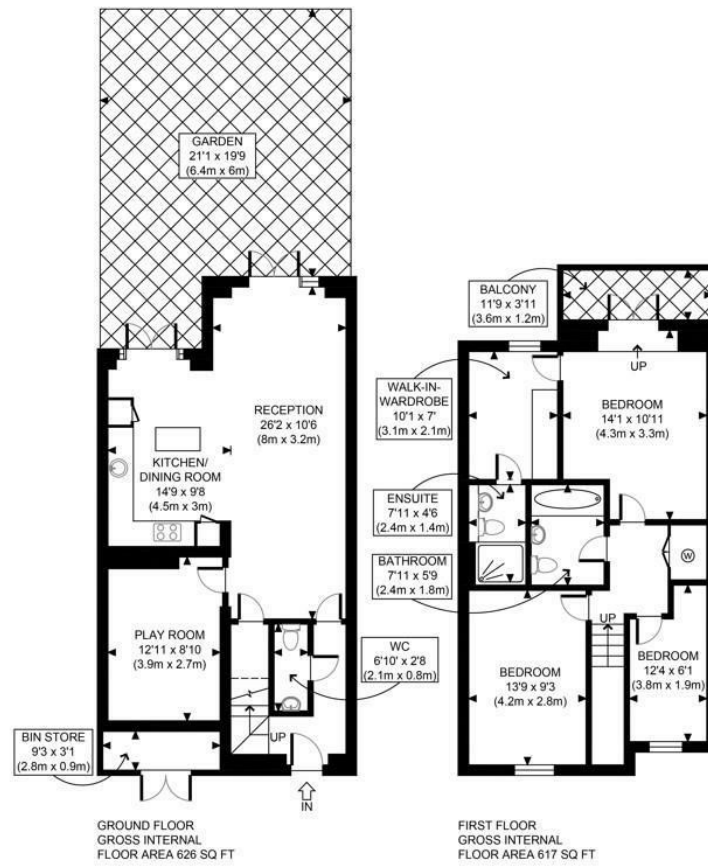
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APPROX. GROSS INTERNAL FLOOR AREA 1243 SQ FT / 115 SQM

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