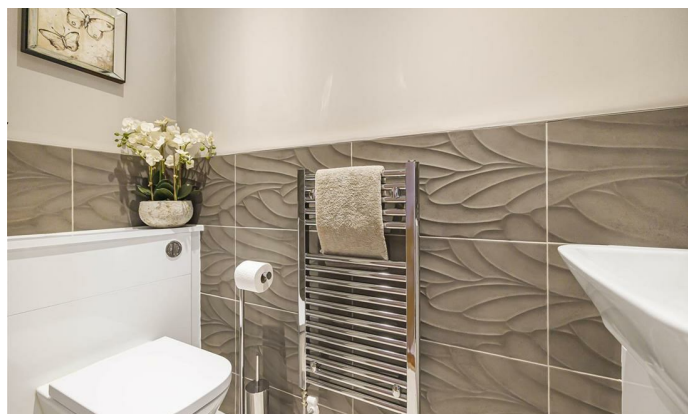




10, Willis Grove, Hertford
SG13 8FH
Asking Price £720,000



stevenoates.com



10 Willis Grove, Balls Park, Hertford, SG13 8FH

Steven Oates are pleased to offer this deceptively spacious three-bedroom family home which is perfectly situated in the highly acclaimed 'Balls Park' development which is a gated community surrounded by 64 acres of parkland. Built approximately 7 years ago, this stylish family home benefits from modern and high-end finishings throughout with the ground floor accommodation welcoming you with a beautiful entrance hallway and w/c which leads onto an impressive open plan kitchen/living area. The stunning kitchen benefits from an island, plenty of storage space and integrated appliances, there is also a perfect area for a dining table & chairs. This property has had part of the garage converted for an ideal utility room but still leaving part of the garage for essential storage space. On the first floor, you will find three-generous size bedrooms and a family bathroom suite. The largest bedroom is positioned at the rear of the property which backs onto woodlands giving you a sense of privacy and peacefulness, there is also an ensuite and walk in wardrobe area which all forms part of this remarkable main bedroom suite. externally, this property has driveway parking and a child friendly rear garden.

Situated within a small gated development within the heart of the Balls Park Estate which 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.



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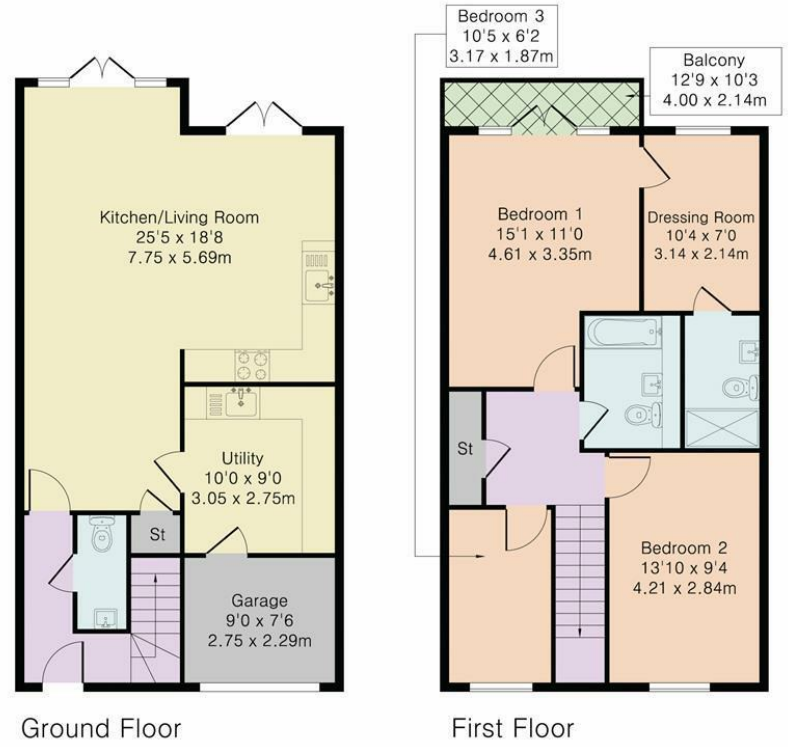


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Approximate Gross Internal Area 1253 sq ft – 116 sq m
Ground Floor Area 640 sq ft – 59 sq m
First Floor Area 613 sq ft – 57 sq m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

