



13, Willis Grove, Hertford
SG13 8FH
Asking Price £780,000



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13 Willis Grove, Balls Park, Hertford, Herts, SG13 8FH

Steven Oates are delighted to offer this absolutely stunning three-bedroom family home which is perfectly situated in this exclusive gated development within balls park. This property is situated in arguably the best position in the road being tucked in the corner with additional parking and and beautiful outlook of the communal grounds. This home benefits from modern and stylish accommodation throughout with the ground floor welcoming you with a good size entrance hallway and downstairs toilet, there is also storage space and well-finished garage conversion which offers an extra reception room on the ground floor which can easily be used a home office, snug, or games room. The living room and kitchen forms part of this impressive open plan space which is the hub of house with french doors leading straight out onto the garden. Upstairs there are three generous size bedrooms and a family bathroom suite. The main bedroom benefits from an amazing balcony with peaceful views of the garden and communal grounds, a dressing area and en suite shower room. Externally, this property benefits from a stunning south facing rear garden. Internal viewing highly recommended !

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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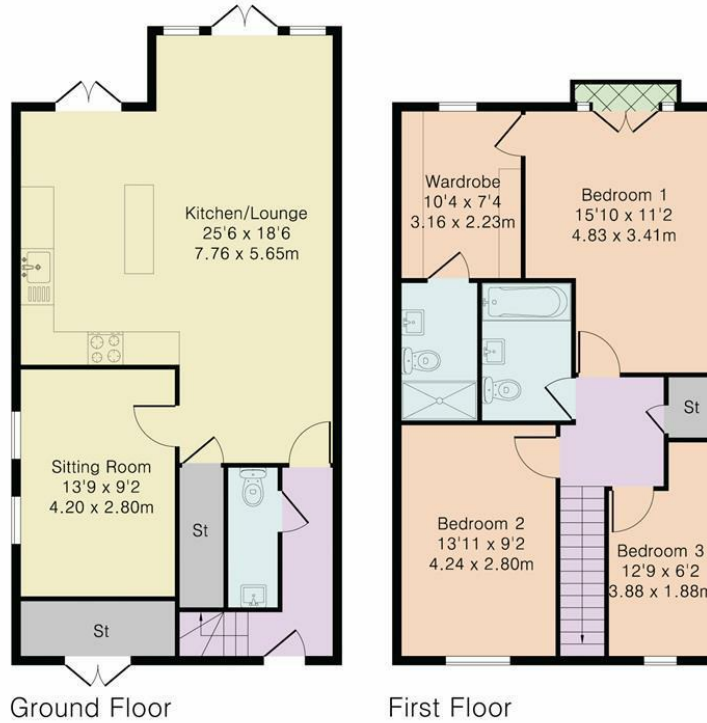


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Approximate Gross Internal Area 1251 sq ft – 116 sq m
Ground Floor Area 649 sq ft – 60 sq m
First Floor Area 602 sq ft – 56 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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