



16, Willis Grove, Hertford
SG13 8FH
Offers In Excess Of £760,000



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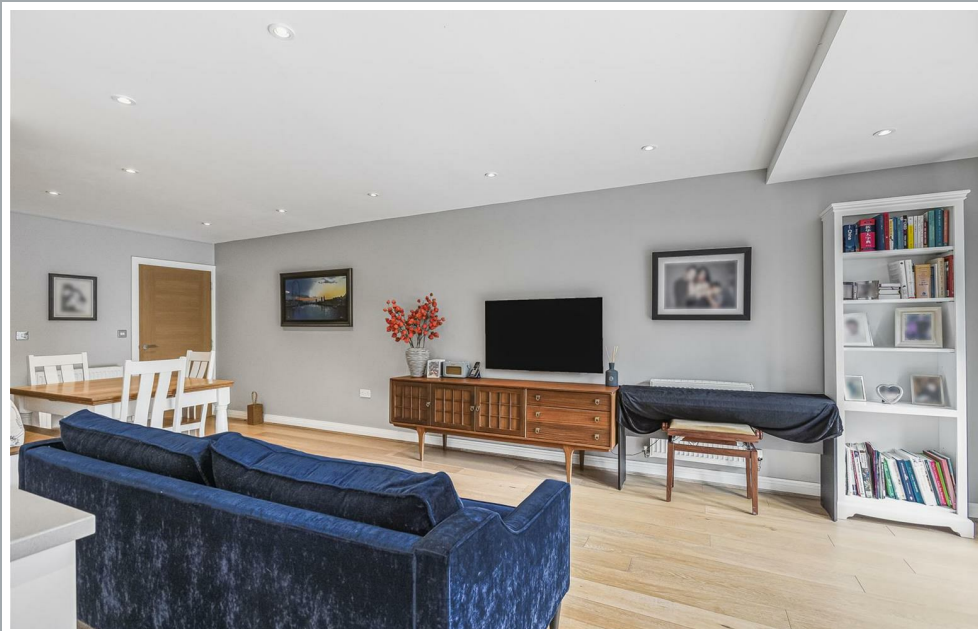
16 Willis Grove, Balls Park, Hertford, Herts, SG13 8FH

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 with a large SOUTH FACING garden overlooking 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 landscaped 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.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

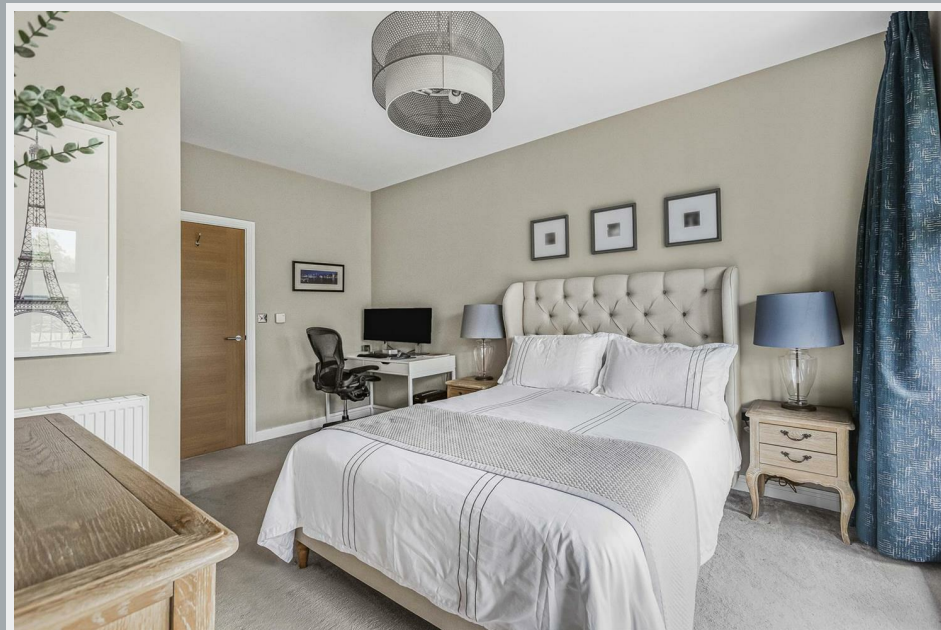
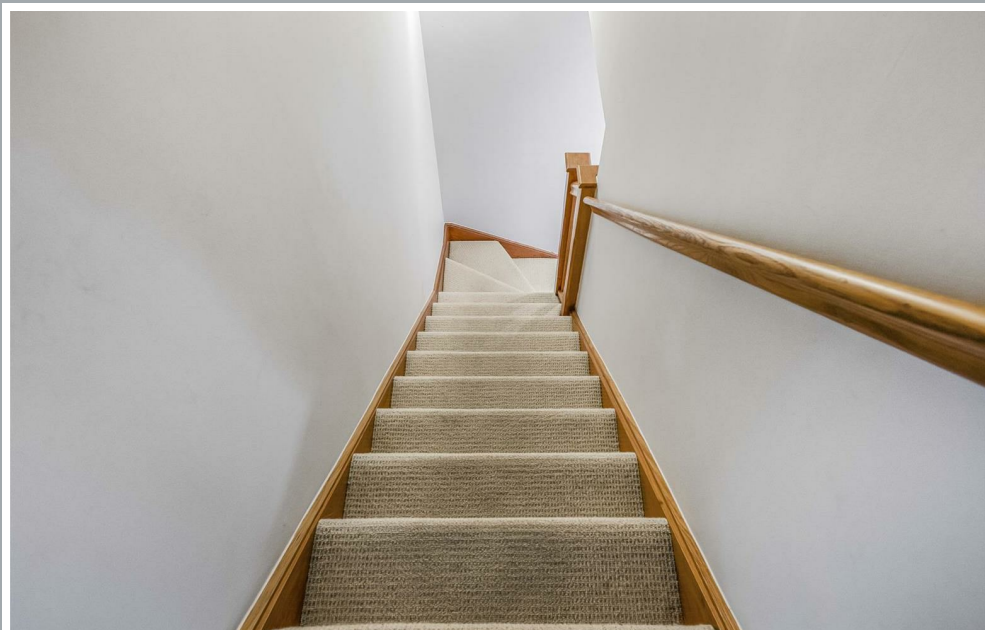


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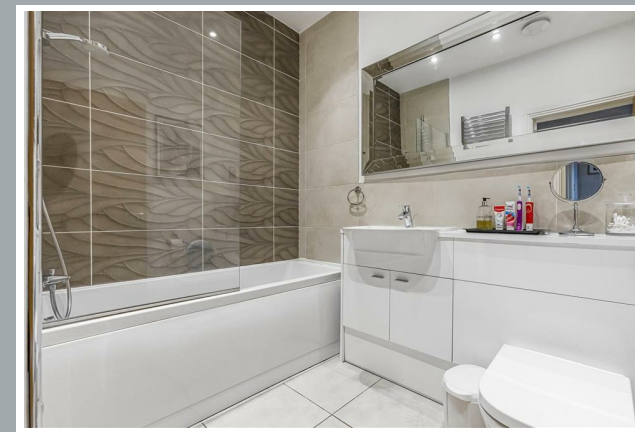
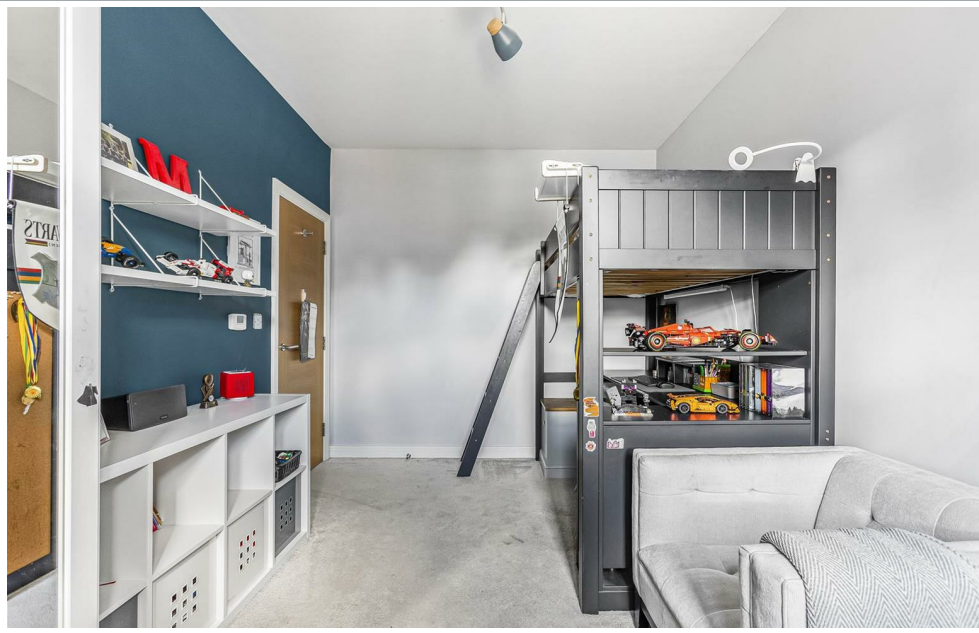




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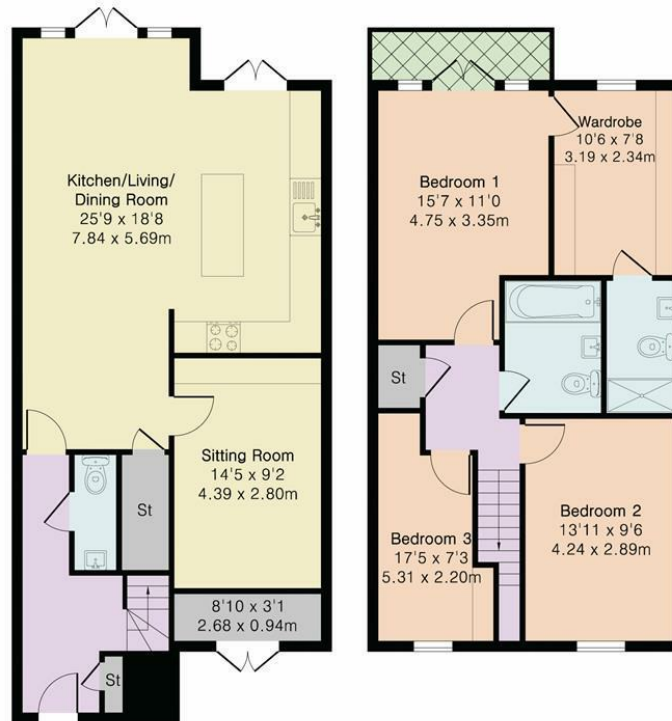
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Approximate Gross Internal Area 1360 sq ft - 127 sq m

Ground Floor Area 718 sq ft – 67 sq m

First Floor Area 642 sq ft – 60 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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.



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