



Elliot Heath
ESTATE AGENTS

10 Harrison Lane, Balls Park
£680,000

10 Harrison Lane

Balls Park, Hertford

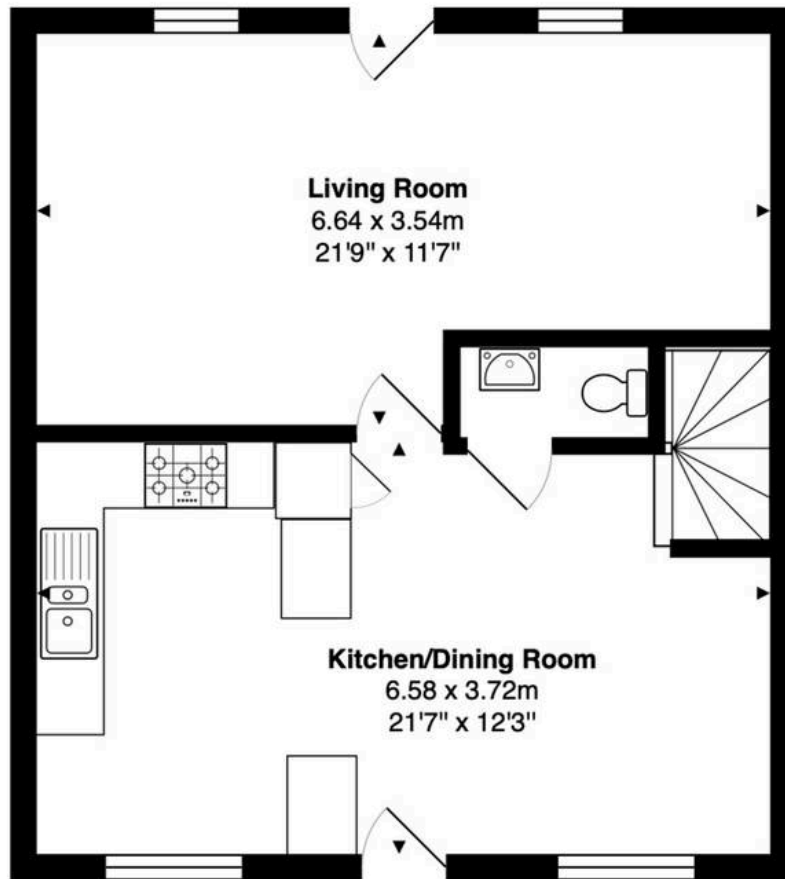
Three bed semi in gated Balls Park with 64 acres of parkland. Upgraded kitchen, en suite, garden, parking, countryside views. Walk to Hertford town centre, schools, and station for trains to London. Council Tax band: E

Tenure: Freehold

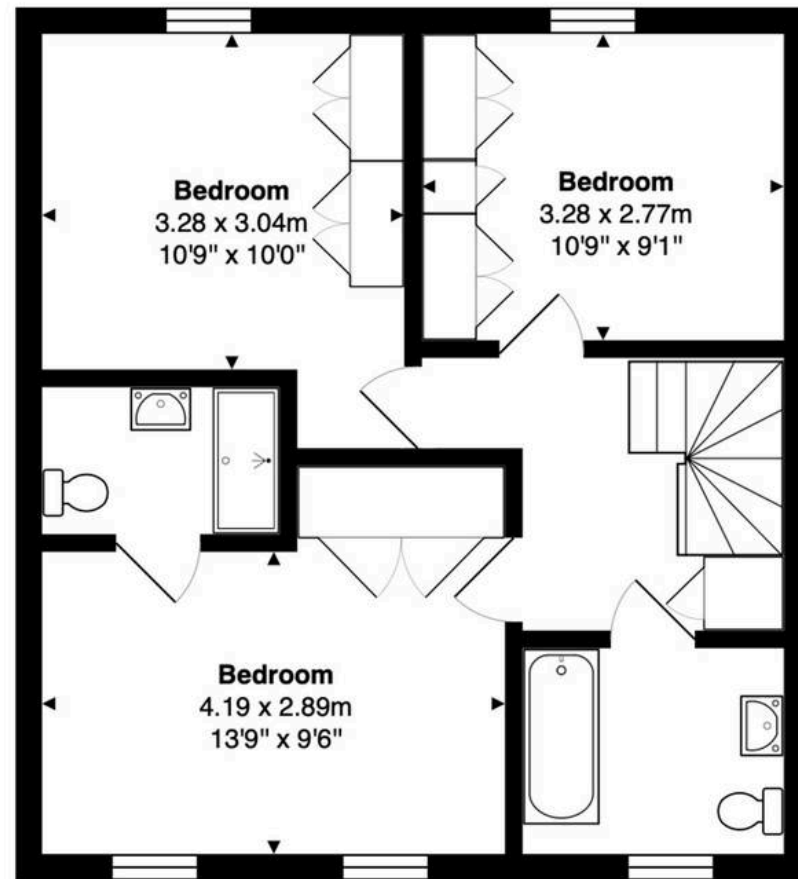
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor
Area: 49.8 m² ... 536 ft²



First Floor
Area: 49.8 m² ... 536 ft²

Total Area: 99.6 m² ... 1072 ft²

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Accommodation

Private front entrance door to:

Kitchen/Dining Room

21' 7" x 12' 2" (6.58m x 3.72m)

Open plan kitchen/dining area with double glazed windows to front aspect, wood flooring throughout and fitted wall and base storage units incorporating integrated appliances. Stairs to upper floor and glazed door to living room.

Living Room

21' 9" x 11' 7" (6.64m x 3.54m)

With two double glazed windows and door to the rear garden, wood flooring.

Downstairs WC

Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring.

First Floor Landing

With built in storage cupboard, loft access and doors to:

Bedroom One

16' 1" x 9' 6" (4.91m x 2.89m)

With two double glazed windows to front aspect, built in wardrobe cupboards, door to:

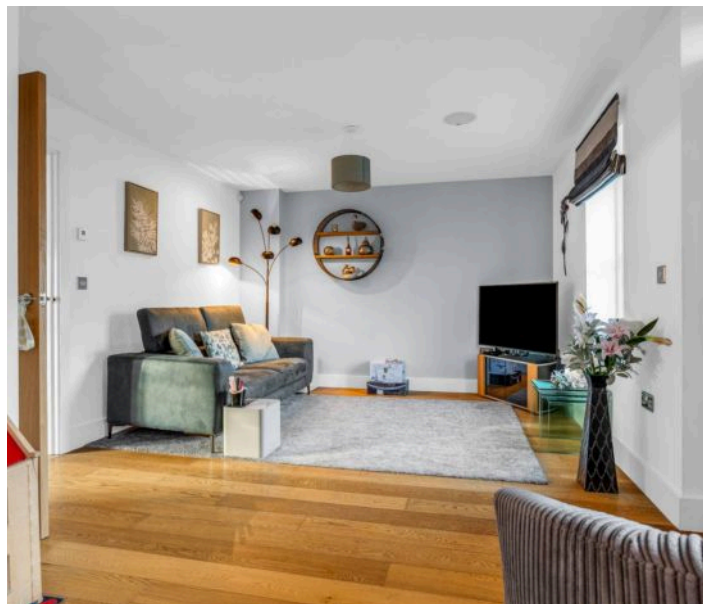
En Suite Shower Room

Comprising walk in shower cubicle, vanity unit with inset wash hand, concealed cistern wc, tiled splash back areas, tiled flooring, chrome heated towel rails.

Bedroom Two

10' 9" x 10' 0" (3.28m x 3.04m)

With double glazed window to rear aspect, built in wardrobe cupboards.



Bedroom Three

10' 9" x 9' 1" (3.28m x 2.77m)

With double glazed window to rear aspect, built in wardrobe cupboards.

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, chrome heated towel rail.





FRONT GARDEN

Attractively planted gated private front garden.

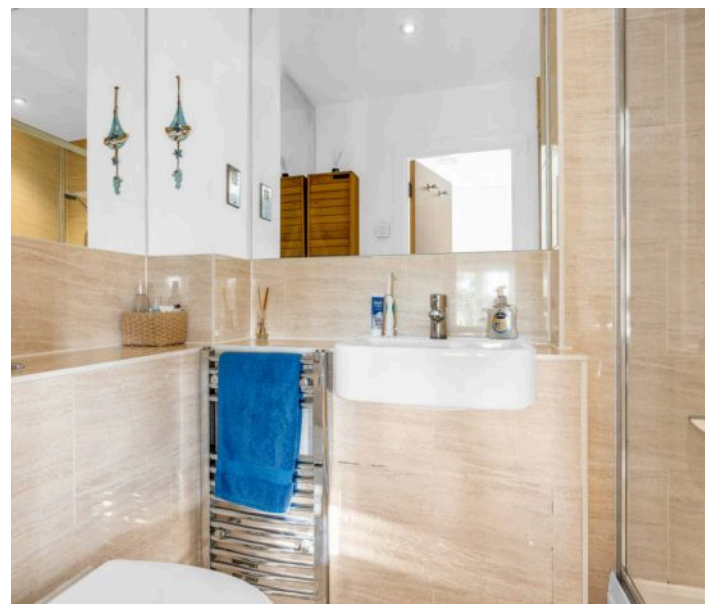
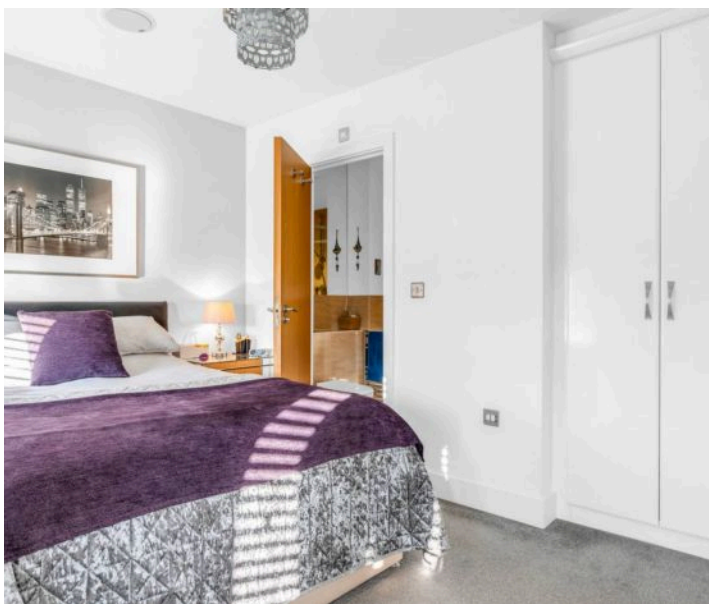
REAR GARDEN

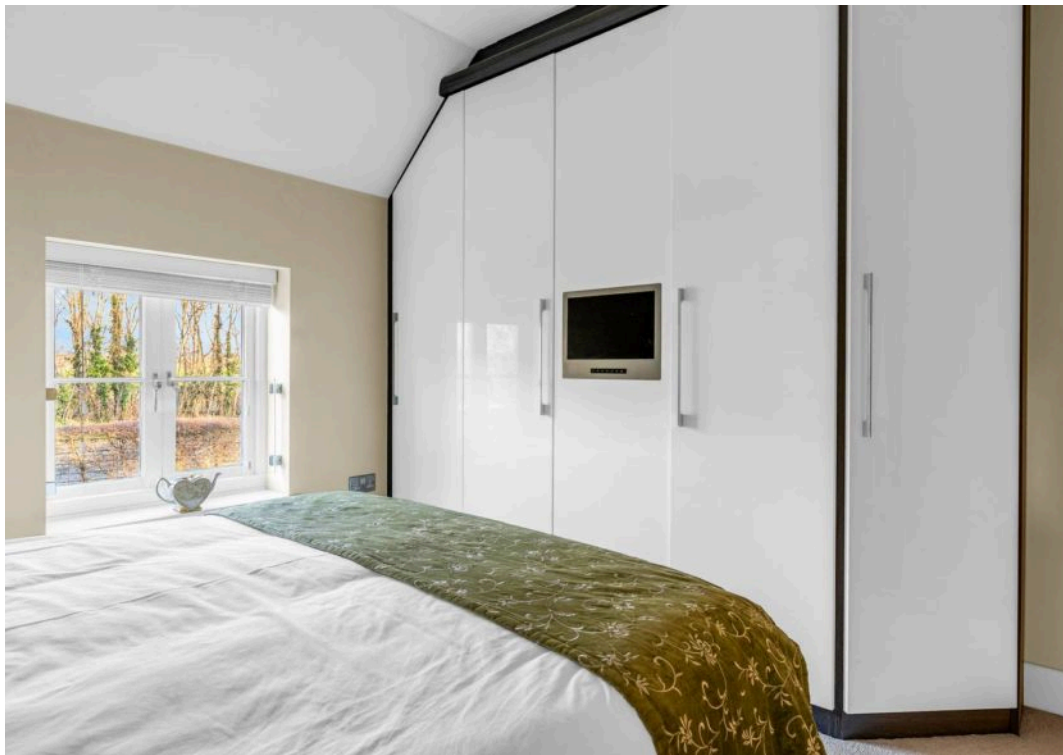
Beautifully landscaped rear garden featuring decked and paved seating areas, heavily stocked raised beds and gated access to the rear.

ALLOCATED PARKING

2 Parking Spaces

Two allocated parking spaces.







Elliot Heath Estate Agents

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