



**CHAIN FREE**

**Excellent School Catchment Area**

**Three Bedrooms, Two Bathrooms**

**Private Garden**

**Balcony with Views from Main Bedroom Suite**

**Off Street Parking**

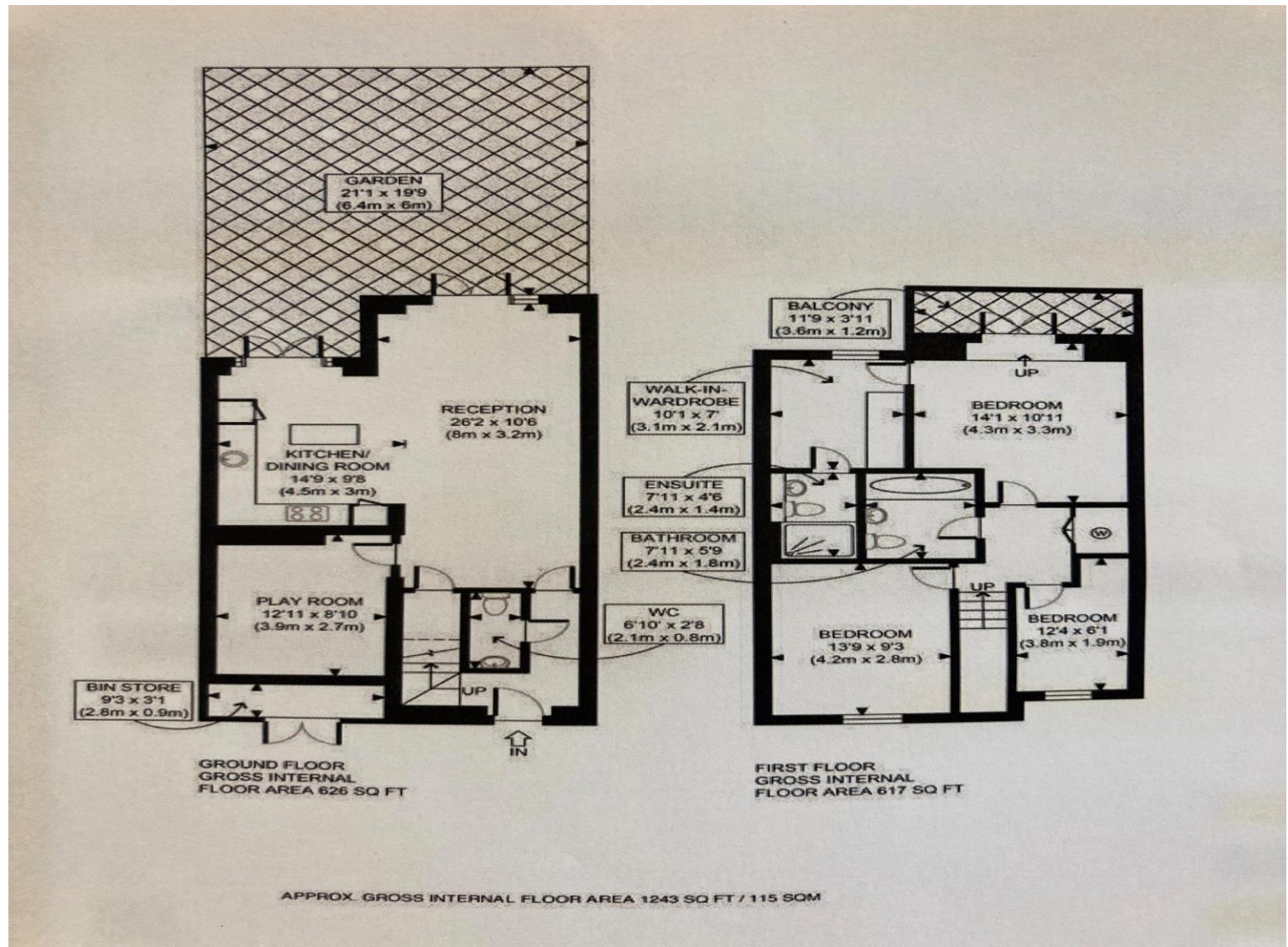


**7 Willis Grove**  
Hertford, SG13 8FH

**Offers in Excess of  
£690,000**



**\*\* Chain Free \*\*** This desirable three bedroom property is located in a sought after gated community on the Balls Park Estate and within close proximity to Ofsted rated 'Outstanding' schools which are very sought after. The home comprises briefly of a large open plan kitchen/dining/sitting room with the addition of another useful reception room, converted garage currently being used as a playroom/ tv room, there is also a cloakroom off the entrance hallway. On the first floor there are three bedrooms with a family bathroom. The principal suite has a dressing room, ensuite shower room and balcony with views over surrounding countryside. To the rear is a private garden and off street parking is available at the front of the house. Willis Grove is a private road on the Balls Park Estate and is surrounded by 64 acres of beautiful parkland, yet within easy reach of Hertford Town Centre and railway stations. Viewings strictly by appointment only



# Energy performance certificate (EPC)

7, Willis Grove Balls Park HERTFORD SG13 8FH	Energy rating	Valid until:	1 December 2025
	<b>B</b>	Certificate number:	8335-7632-4399-9012-3902

Property type	Mid-terrace house
Total floor area	104 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	81 B	91 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.