



8, Harrison Lane, Hertford  
SG13 8FE

Price Guide £700,000



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## 8 Harrison Lane, Balls Park, Hertford, SG13 8FE

Steven Oates are pleased to offer this immaculately presented three-bedroom family which forms part of the exclusive and gated 'Balls Park' country estate which offers far reaching views and use of 64 acres of parkland. Built approximately 15 years ago, this deceptively spacious home was built to an extremely high-spec throughout boasting spacious and modern accommodation. The property welcomes you with a beautiful entrance hallway which includes storage space and a downstairs w/c, there is also a generous size kitchen diner which benefits from a modern kitchen and integrated appliances, the ground floor is then completed with a family living room at the rear of the property which offers access directly onto the garden. Moving upstairs, there are three well-proportioned bedrooms which all benefit from fitted wardrobes, in the main bedroom you will find an en-suite and the most amazing views of the Balls Park grounds. There is also a separate luxury family bathroom suite. Externally, there is a great size walled rear garden and a pleasant gated frontage. The parking is positioned at the rear of the property which is gated and secure where there are two allocated spaces and further visitor parking. Internal viewing is highly recommended to fully appreciate this rarely available home.

Situated within 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 Balls Park 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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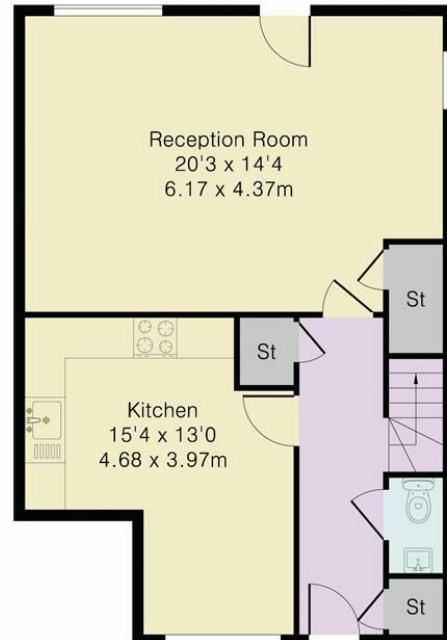


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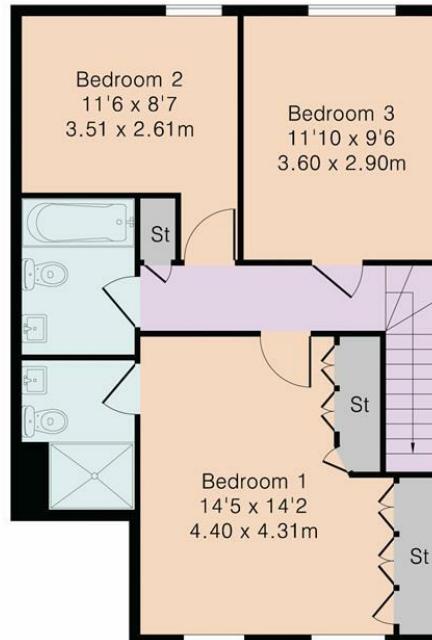
Approximate Gross Internal Area 1144 sq ft – 106 sq m

Ground Floor Area 572 sq ft – 53 sq m

First Floor Area 572 sq ft – 53 sq m



Ground Floor



First Floor



PINK PLAN

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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