

shepherds
A better home
moving experience



10 Harrison Lane
Hertford, SG13 8FE

Guide Price £680,000



10 Harrison Lane

Hertford, SG13 8FE

Set within the beautiful, gated Balls Park development and surrounded by 64 acres of immaculately maintained parkland, this well-presented three-bedroom home offers a rare blend of countryside outlooks and town convenience.

The property enjoys a prime position with far-reaching views over open green space, complemented by a smartly landscaped rear garden featuring a decked seating area – ideal for outdoor dining and relaxation.

Internally, all three bedrooms are generous in size, with the principal bedroom benefiting from its own en-suite. A further modern bathroom serves the remaining accommodation, and there is also a downstairs cloakroom for added convenience. The kitchen has been thoughtfully upgraded and sits alongside a spacious and tastefully decorated living/dining area.

Further benefits include two allocated parking spaces, close proximity to highly regarded local schools, and a short walk to both Hertford town centre and Hertford East station, offering direct services into London. This is an ideal home for families and professionals alike.

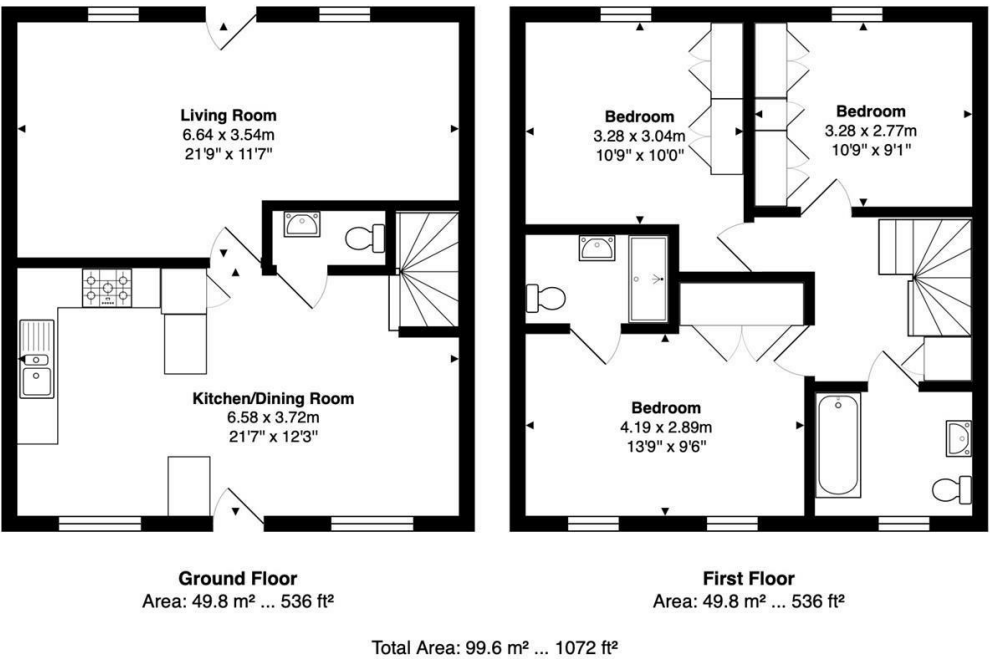




- Beautifully presented three-bedroom terraced home
- Set within the sought-after gated development of Balls Park
- Surrounded by 64 acres of private, landscaped parkland
- Upgraded kitchen and tastefully decorated interiors
- Principal bedroom with en-suite shower room
- Two further generous double bedrooms and modern family bathroom
- Downstairs cloakroom and ample built-in storage
- Landscaped rear garden with decked seating area
- Two allocated parking spaces
- Short walk to Hertford town centre and Hertford East station



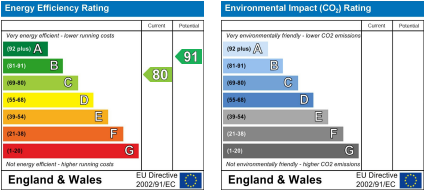
Floor Plan



Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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.

Riverside House, 6 Millbridge, Hertford, SG14 1PY
Tel: 01992 551955 Email: enquiries@shepherdsfhertford.co.uk