

shepherds
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7 Harrison Lane

Hertford, SG13 8FE

Price Guide £650,000

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SOLD BY SHEPHERDS - Set within the prestigious and highly sought-after Balls Park development, this beautifully presented three double bedroom terrace home offers stylish and well-proportioned accommodation arranged over two floors. Occupying a prime position with far-reaching views across open green space, the property forms part of this exclusive gated setting where residents enjoy access to approximately 64 acres of magnificent communal parkland, creating a wonderful balance of countryside surroundings and town convenience.

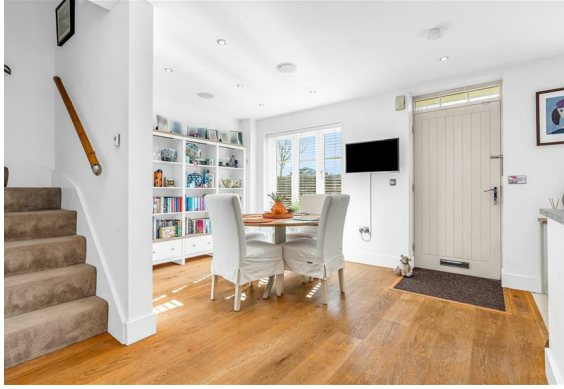
The property features a bright and spacious living room, providing an elegant space for relaxing or entertaining, while the impressive open-plan kitchen/dining room forms the heart of the home, complete with modern fitted units, integrated appliances and ample space for family dining. The ground floor further benefits from a convenient cloakroom.

Upstairs, the property offers three well-appointed bedrooms, including a generous principal bedroom with fitted wardrobes and a luxury en-suite shower room, alongside a contemporary family bathroom, creating flexible accommodation ideal for families or those working from home.

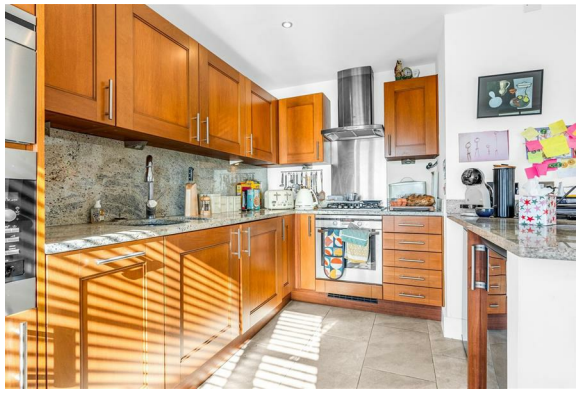
Externally, the home is situated within this gated development, with allocated parking for two cars and the added benefit of a private, low-maintenance rear garden.

Balls Park is one of Hertford's most desirable residential locations, offering a tranquil setting while remaining within easy reach of Hertford town centre, excellent local schools and both Hertford North and Hertford East stations, providing convenient access to London.



















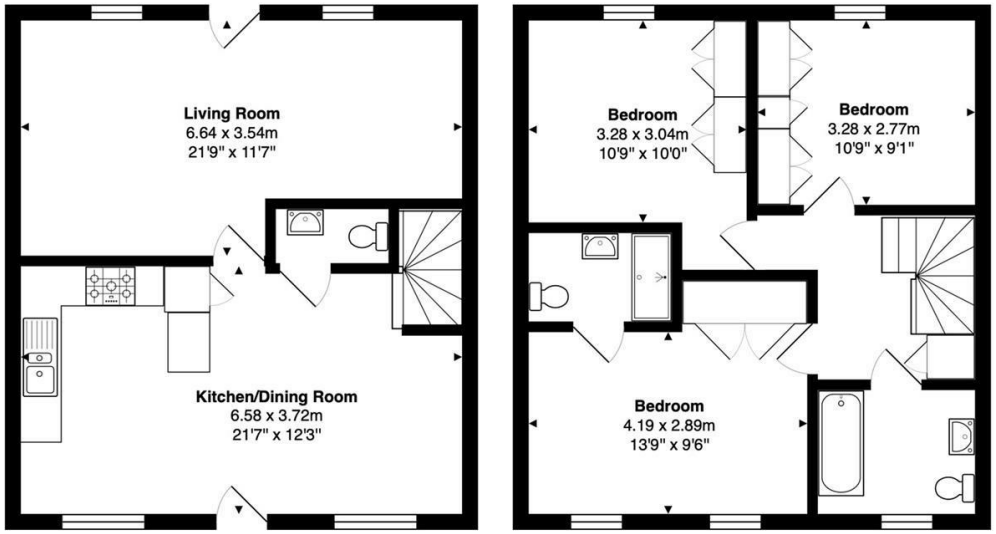
- Prestigious and highly sought-after Balls Park gated development set within 64 acres of grounds
- Three double bedroom terraced home
- Spacious living room ideal for relaxing or entertaining
- Modern open-plan kitchen/dining room with integrated appliances
- Principal bedroom with fitted wardrobes and luxury en-suite
- Contemporary family bathroom plus ground floor cloakroom
- Private low-maintenance rear garden
- Allocated parking for two cars and beautifully maintained communal grounds







Floor Plan



Ground Floor
Area: 49.8 m² ... 536 ft²

First Floor
Area: 49.8 m² ... 536 ft²

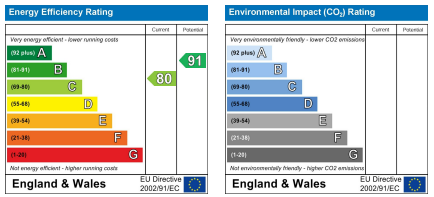
Total Area: 99.6 m² ... 1072 ft²

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.
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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



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28 Castle Street, Hertford, SG14 1HH
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk