



35, Willis Grove, Hertford  
SG13 8FH  
Guide Price £730,000



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## 35 Willis Grove, Balls Park, Hertford, SG13 8FH

This Stunning Three Bedroom Semi Detached Modern home within this exclusive gated development surrounded by 64 acres of beautiful parkland. Immaculately finished throughout, features include; a bright and airy living space that leads directly out to secluded rear private garden, dual aspect open plan kitchen diner with integrated appliances and direct access to the garden. The first floor comprises of three good size double bedrooms and two bathrooms including an EN-SUITE to principal bedroom with fitted wardrobes. This property has underfloor heating throughout. Outside, the property includes a low maintenance front garden and well established rear garden with useful brick built storage shed.

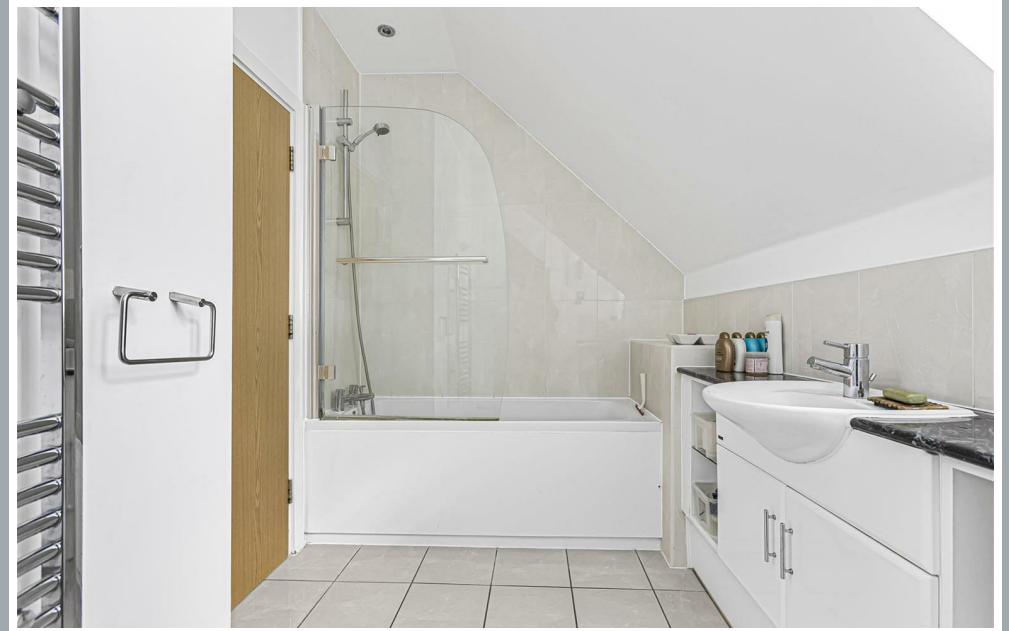
Situated within a small gated development within the heart of the Balls Park Estate which benefits from 64 acres of beautifully maintained communal parklands yet sits only a short distance from Hertford town centre with a range of great local amenities. Both Hertford East and North stations, Hertford cricket club and the town's theatre & restaurant are within walking distance, there is also easy access from Willis Grove 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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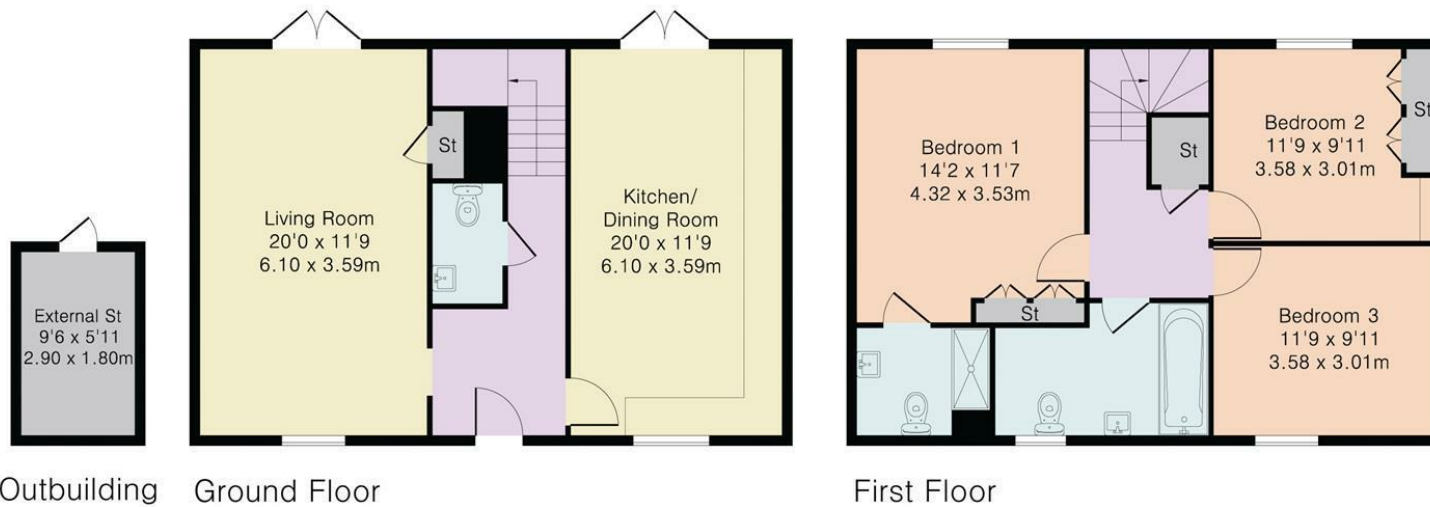
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**Approximate Gross Internal Area 1262 sq ft - 117 sq m**

Ground Floor Area 603 sq ft – 56 sq m

First Floor Area 603 sq ft – 56 sq m

Outbuilding Area 56 sq ft – 5 sq m



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