



10 Harrison Lane, Balls Park, Hertford, SG13 8FE  
Guide Price £700,000



## 10 Harrison Lane, Hertford, SG13 8FE

This deceptively spacious, double-fronted three-bedroom family home, built to a high specification, is beautifully maintained and ideally located within the sought-after Balls Park Development.

Positioned within catchment for top-rated schools, including Simon Balle, Abel Smith (Ofsted Outstanding), Richard Hale, and Presdales, the home is also within easy walking distance of Hertford East Station and the town centre.

The ground floor features a stylish kitchen/diner with grey gloss units, granite worktops, and integrated appliances, flowing into a spacious lounge overlooking a landscaped garden with patio and raised decking. Solid oak flooring runs throughout, with additional benefits including a downstairs W/C and under-stair storage.

Upstairs, all three double bedrooms offer fitted storage, with the master enjoying an en-suite. A modern family bathroom, generous loft storage, and tasteful décor throughout complete the interior.

Outside, there's a lawned front garden, private gated parking with two allocated spaces, and access to over 60 acres of parkland.

Contact Lanes Estate Agents today to arrange a viewing.



**Entrance Hallway**

**Kitchen Diner**

**Living Room**

**Cloakroom**

**First Floor Landing**

**Master Bedroom**

**En-suite**

**Bedroom Two**

**Bedroom Three**

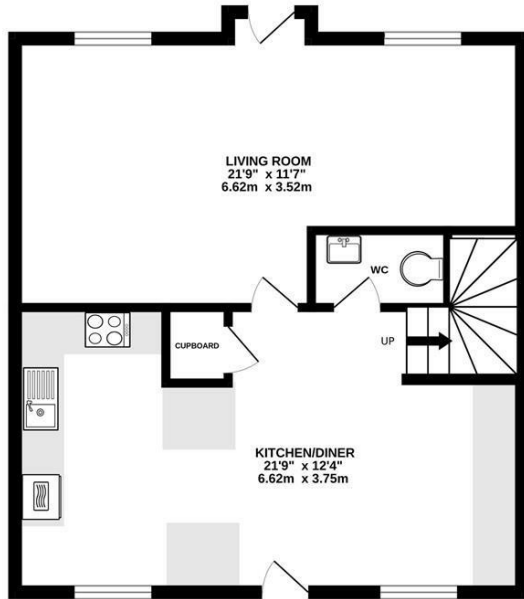
**Family Bathroom**

**Parking**

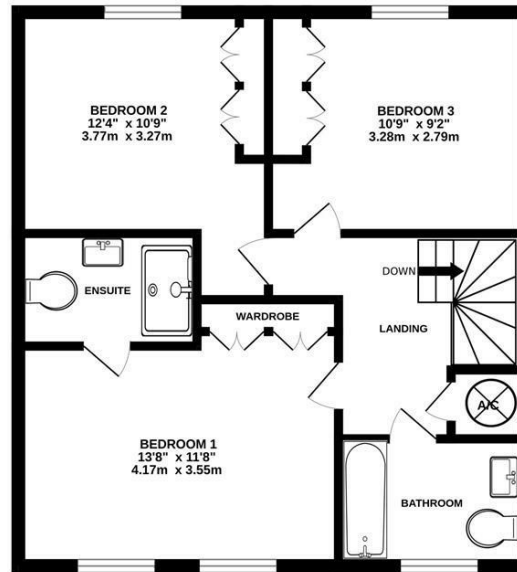




**GROUND FLOOR**  
535 sq.ft. (49.7 sq.m.) approx.



**1ST FLOOR**  
532 sq.ft. (49.4 sq.m.) approx.

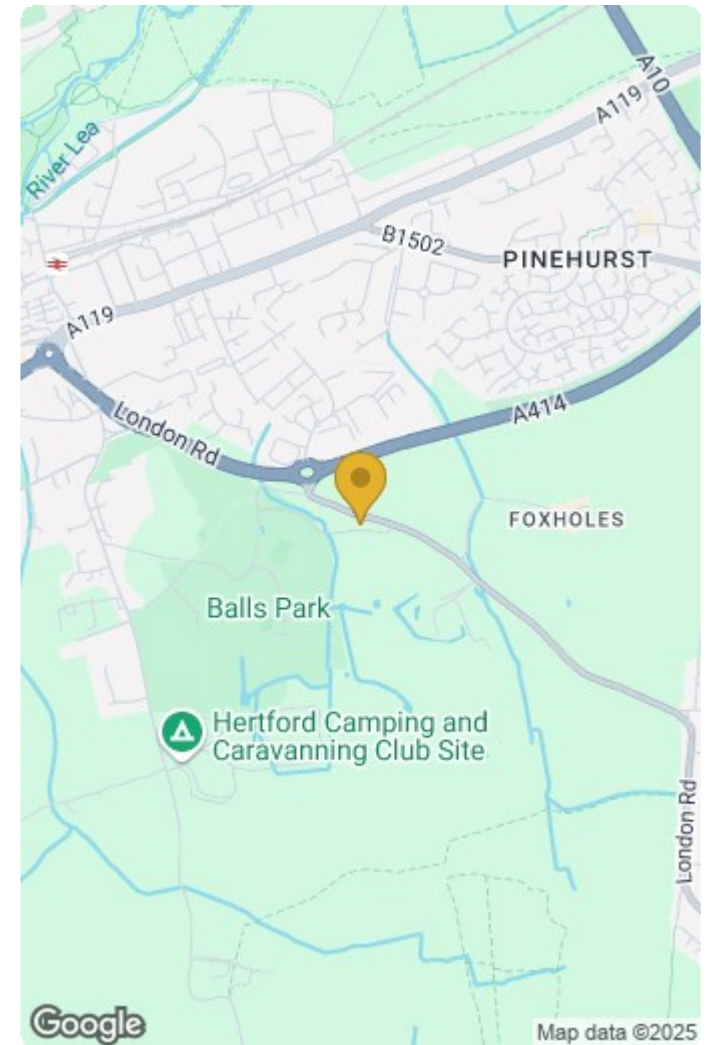


**TOTAL FLOOR AREA : 1067 sq.ft. (99.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	