

shepherds
A better home
moving experience



10 Harrison Lane
Hertford, SG13 8FE

Guide Price £680,000



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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.

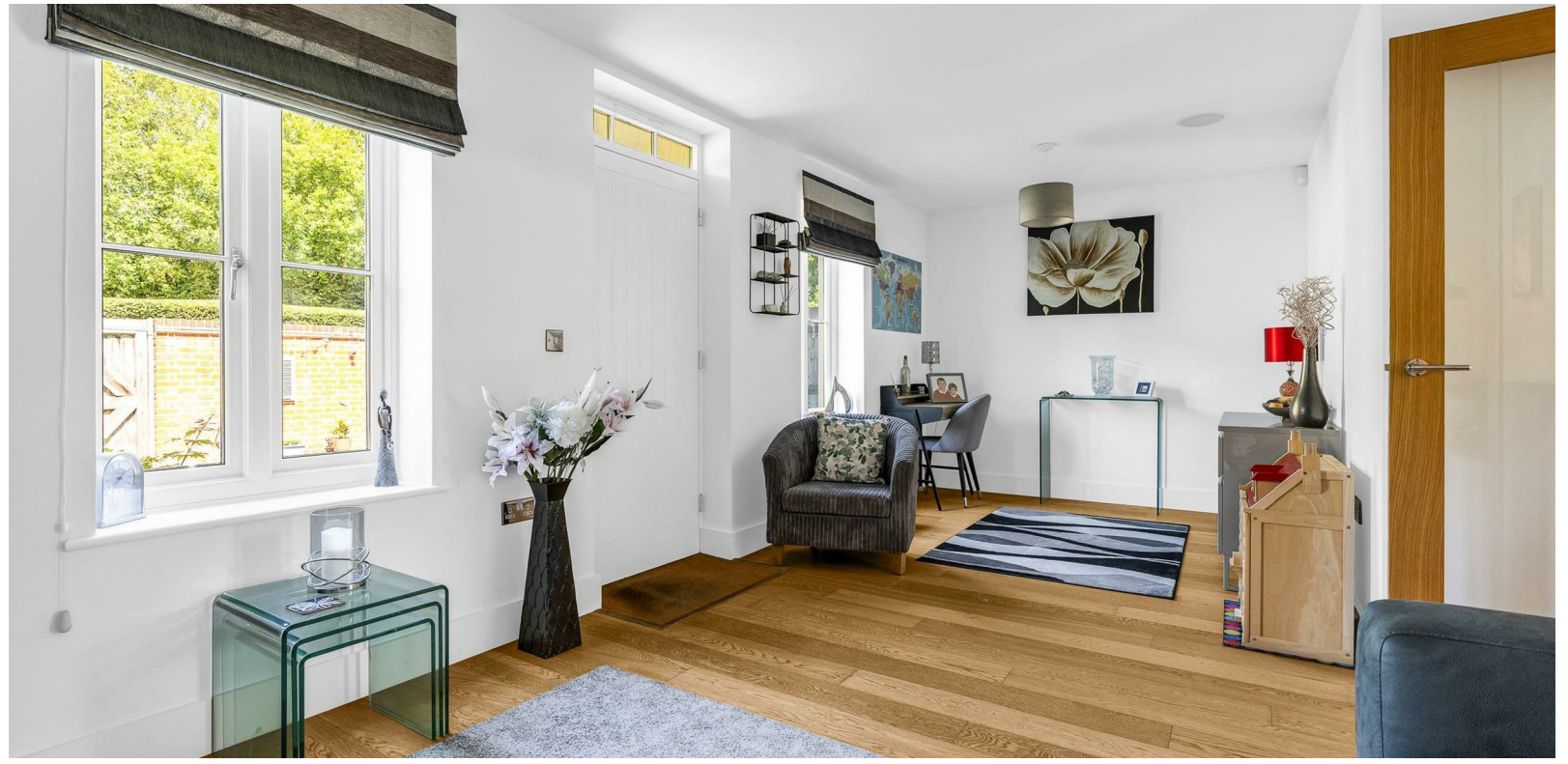
Internally, all three bedrooms are generous in size, with the principal bedroom benefiting from its own en-suite. A further modern bathroom serves the remaining accommodation, and there is also a downstairs cloakroom for added convenience. The kitchen has been thoughtfully upgraded and sits alongside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

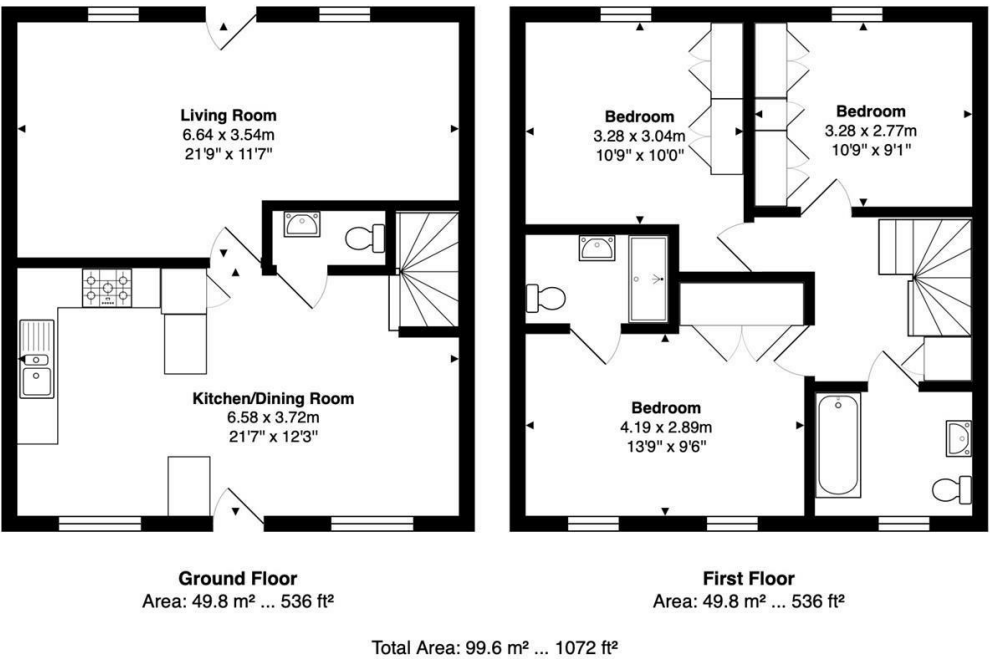




- Beautifully presented three-bedroom terraced home
- Set within the sought-after gated development of Balls Park
- Surrounded by 64 acres of private, landscaped parkland
- Upgraded kitchen and tastefully decorated interiors
- Principal bedroom with en-suite shower room
- Two further generous double 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



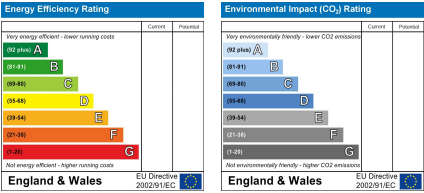
Floor Plan



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



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