

7 Harrison Lane
Herford, SG13 8FE
Guide price £685,000





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Approached through impressive remote-controlled electric gates via a sweeping tree-lined driveway, Balls Park is one of Hertford's most sought-after addresses. The estate enjoys an unrivalled setting where beautifully maintained parkland, woodland walks and open green spaces create a truly unique environment, whilst Hertford's excellent range of independent shops, restaurants, cafés and both mainline railway stations remain within easy reach.

The accommodation has been thoughtfully designed with modern lifestyles in mind, offering an effortless flow between the principal reception spaces. You enter into a superb open-plan kitchen/dining room, beautifully fitted with an extensive range of bespoke cabinetry, granite work surfaces and a comprehensive selection of integrated appliances. The breakfast bar creates an ideal space for informal dining, whilst the generous dining area enjoys attractive views towards the front gardens and surrounding countryside.

To the rear, the impressive living room is flooded with natural light through large windows and a door opening directly onto the landscaped rear garden. Beautiful flooring and neutral décor create an elegant yet comfortable space, equally suited to relaxing with family or entertaining guests throughout the year. Completing the ground floor is a well-appointed cloakroom/WC.

The first-floor accommodation continues to impress. The principal bedroom enjoys delightful views across the surrounding parkland and benefits from an extensive range of fitted wardrobes together with a stylish en-suite shower room. Two further generously proportioned bedrooms are served by a beautifully appointed family bathroom, providing excellent accommodation for families, guests or those requiring a dedicated home office.

Outside, the rear garden has been designed for ease of maintenance, featuring an extensive paved terrace spanning the width of the property, creating the perfect setting for outdoor dining and entertaining.





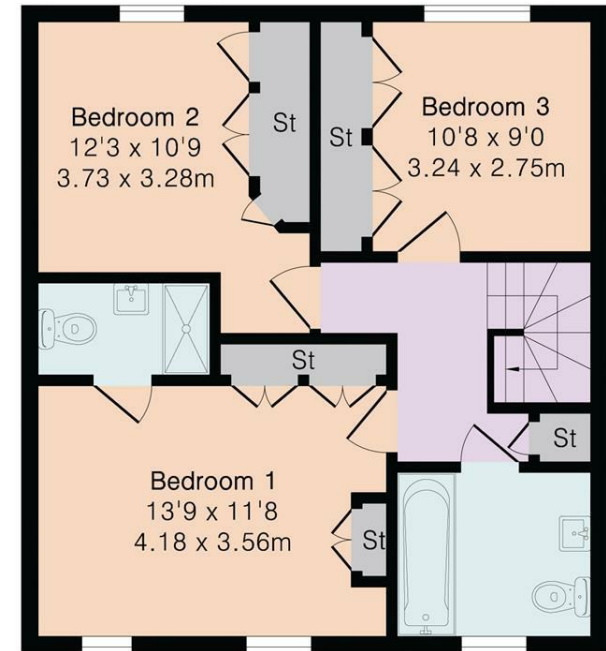
Approximate Gross Internal Area 1050 sq ft - 98 sq m

Ground Floor Area 525 sq ft – 49 sq m

First Floor Area 525 sq ft – 49 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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