



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

3 2 1 B

A set of icons representing property features: a bed icon with the number 3, a bathtub icon with the number 2, a sofa icon with the number 1, and a menu icon with the letter B.

## 8 Harrison Lane, Balls Park, Hertford, SG13 8FE

Greenhill Estates are delighted to present this exceptional three double-bedroom end of terrace home, perfectly positioned within the exclusive, gated Balls Park development on the outskirts of Hertford town centre. Offering a harmonious blend of modern comfort and traditional charm, this spacious residence is set in the highly coveted SG13 area, renowned for its tranquil surroundings, family-friendly community, and proximity to top schools like Simon Balle. The property benefits from two allocated parking spaces and additional visitor bays, making parking effortless. With a generous 1,160 sq ft layout, a private sunny garden, and access to 63 acres of picturesque parkland, this home presents a fantastic opportunity for those seeking a stylish and convenient lifestyle.



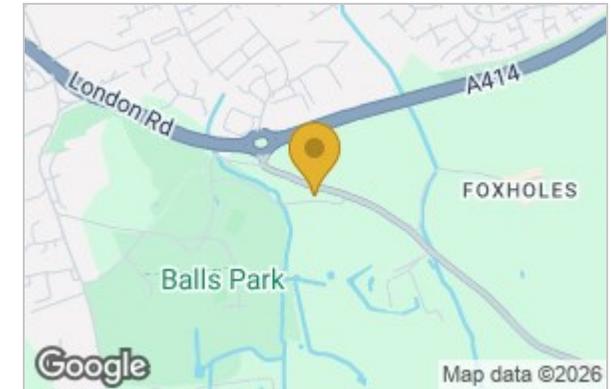
Step Inside:

Step Outside:

Location:

Buyers Note:

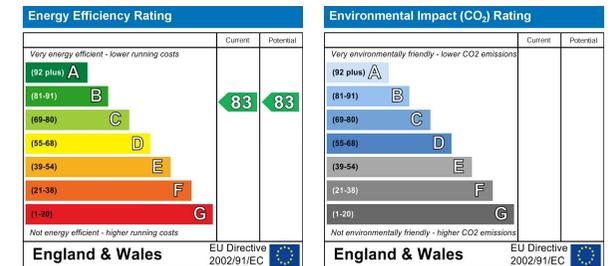
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Sopers House Sopers Road, Cuffley, EN6 4RY

Tel: 01707 802001 Email: sales@greenhillestates.co.uk <https://www.greenhillestates.co.uk>