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Cassidy
& Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



CEDAR ROAD
HATFIELD
AL10 8NY

Asking Price £475,000

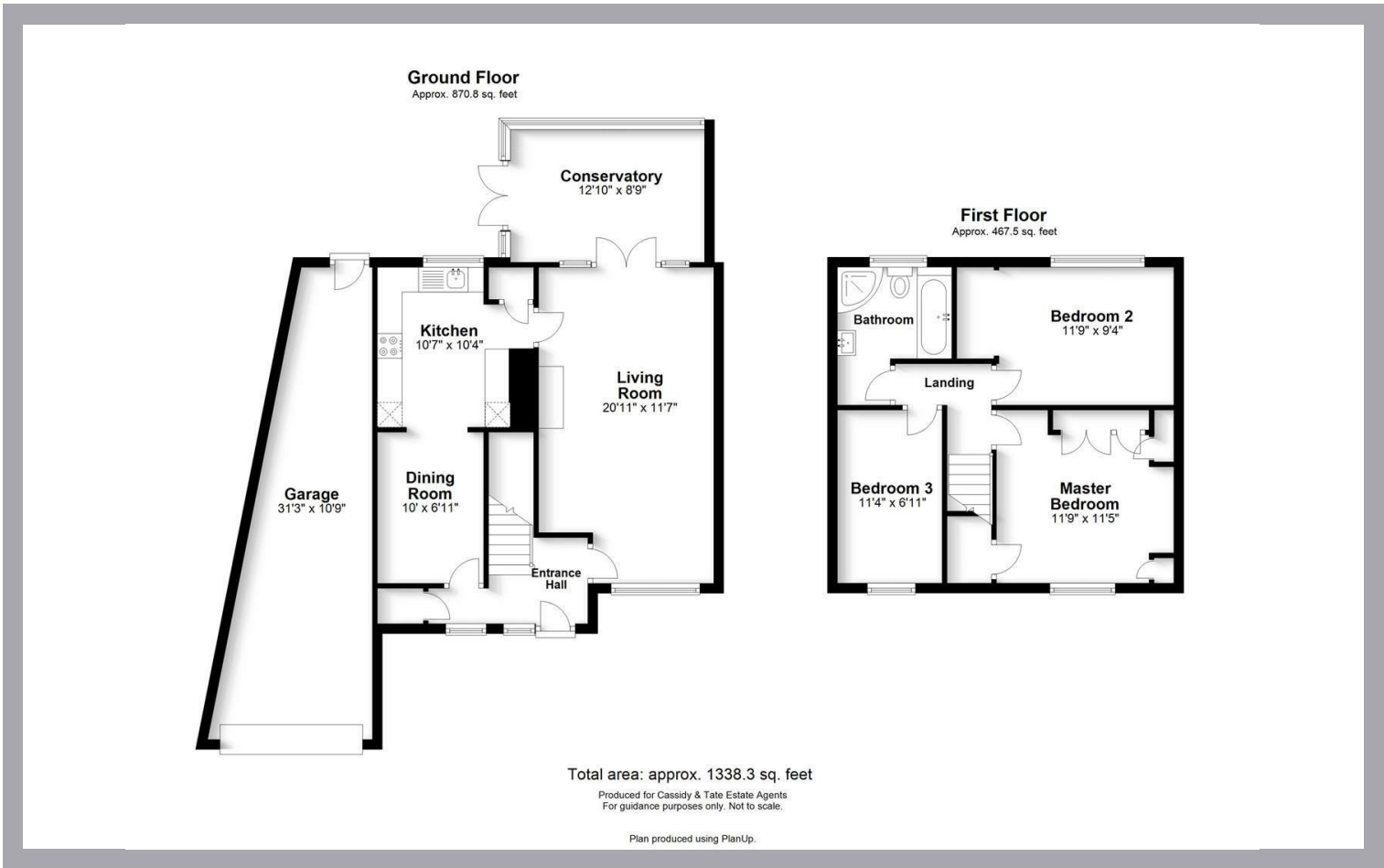
EPC Rating: D Council Tax Band: D



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

A three bedroom end of terrace family home situated in the popular Trees Area of Hatfield and is within walking distance of the train station, town centre and local schools. The property has been well maintained and provides spacious living accommodation. On the ground floor is an entrance hall, a fitted kitchen which is open to the dining room, and a well-proportioned, dual-aspect lounge with patio doors into a conservatory flooded with natural daylight. Upstairs are two double bedrooms, a third good-sized bedroom and the family bathroom. Outside is a private enclosed rear garden with patio area, lawned area and stocked with a variety of mature plants and shrubs. To the front of the property is a driveway providing off-road parking for several vehicles which in turn leads to the garage. The single garage has an up and over door and allows access to the rear of the property. Cedar Road is conveniently located near to local amenities including primary and secondary schools, shops and road links, Hatfield Town Centre and the railway station with trains into London, Kings Cross, in just over 30 minutes. For the commuter by car, there is the ease of access to major road networks including the A1M and M25.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Specialists in Bespoke Properties

- Three Bedrooms
- Conservatory
- Private Rear Garden
- Kitchen/Diner
- No Upper Chain
- Off Street Parking
- Scope To Extend
- Council Tax band D

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

