



Cherry Way, Hatfield, AL10 8LD

**£325,000**



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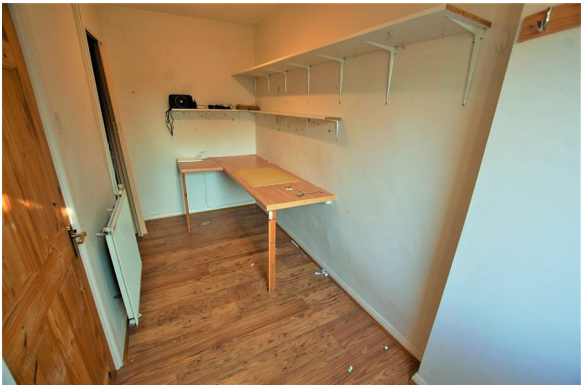
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**Cherry Way, Hatfield**

Guide Price £325.000-£335.000  
Chain-free three bedroom family home with private driveway situated on the south side of the town with great access to road links, University of Hertfordshire and local schools.  
The house backs onto playing fields and briefly comprises of entrance hall, 22' dual aspect lounge/diner, study, kitchen, three first floor bedrooms and a bathroom with a separate wc, double glazing and gas radiator central heating.  
Outside there are gardens to both front and rear, with the rear garden backing onto playing fields. To the front there is a private driveway and garden area, the parking area could be extended to take more vehicles.





### **Entrance Hall**

Double glazed entrance door to front, stairs to the first floor, door to:

### **Study**

12'8" x 5'3"

Double glazed window to front, radiator, under stairs storage cupboard.

### **Dual Aspect Lounge/diner**

22'2" x 10'11"

Dual aspect room with double glazed window to front and sliding patio door leading to the rear garden, gas fire with back boiler, parquet style wood flooring, two radiators, door to:

### **Kitchen**

10'4" x 5'3"

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, stainless steel sink/drainers with mixer tap, space for cooker with gas and electric points, plumbing for washing machine, space for fridge/freezer, larder cupboard, double glazed window and door to rear garden.

### **Landing**

Access to loft, airing cupboard housing pre lagged hot water cylinder and immersion heater, central heating controls, doors to:

### **Bedroom One**

13'10" x 10'6"

Two double glazed windows to front, radiator, built in wardrobe.



### **Bedroom Two**

13'2" x 7'4"

Double glazed window to front, radiator, built in wardrobe.

### **Bedroom Three**

8'8" x 8'3"

Double glazed window to rear looking out over playing field, radiator.

### **Bathroom**

Panel enclosed bath with electric shower over, pedestal wash hand basin with mixer tap, complimentary wall tiling, radiator, double glazed window to rear.

### **Separate Wc**

Wcm double glazed window to rear.

### **Front Garden**

Mainly bloc paved for low maintenance, mature shrubs and evergreens.

### **Private Driveway**

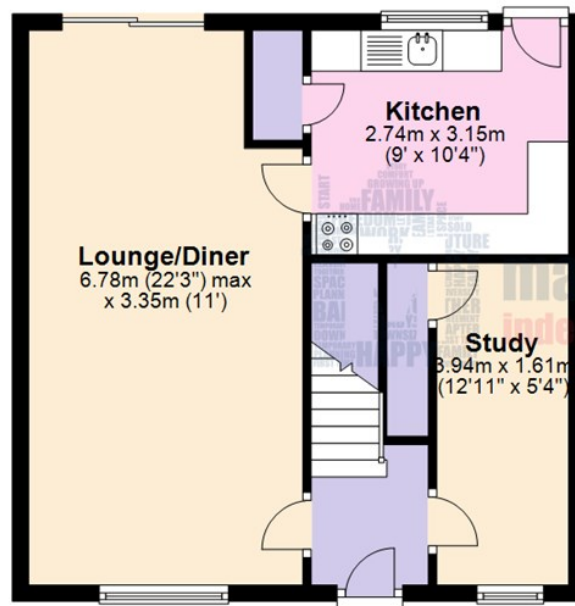
Private bloc paved driveway for one vehicle, this could easily be extended to take further vehicles.

### **Rear Garden**

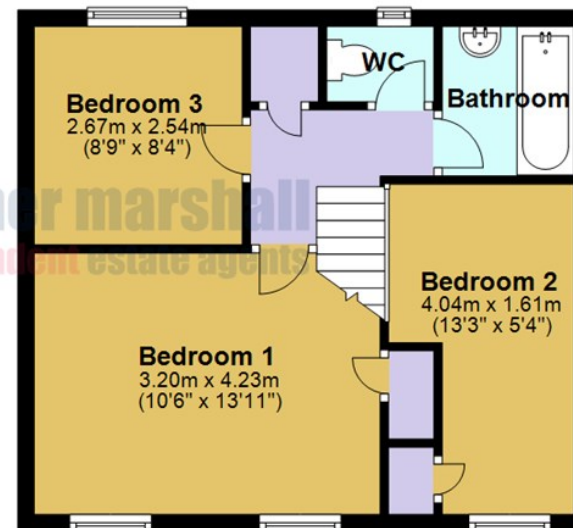
Backing onto playing fields with a patio area to the immediate rear, mature flowers, shrubs and evergreens.



### Ground Floor




### First Floor



Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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