



Approx. Gross Internal Floor Area 920 sq. ft / 85.46 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents.  
Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.  
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

## Cherry Way, Hatfield Freehold Guide Price £350,000



Spacious CHAIN FREE three bedroom home on Cherry Way, comprising lounge with sliding doors to the garden, large kitchen, three bedrooms, family bathroom and separate wc. Driveway for multiple vehicles, and private rear garden with patio, lawn and storage. An ideal first home or investment.

- CHAIN FREE
- Generous Driveway Providing Off Street Parking
- Private Rear Garden With Patio And Lawn Areas
- Bright Lounge Featuring Sliding Double Glazed Doors To The Garden
- Three Comfortable Bedrooms With Integrated Storage To Two
- Separate Wc For Added Household Convenience
- Located Close To Cherry Way Park
- Double Glazed Windows And Doors Throughout The Property
- Excellent Location Near To Local Amenities
- Easy Access To A1(M)





## Entrance Hall

The entrance hall features wood laminate flooring and provides access to the stairs, a radiator and useful storage. A door opens to the lounge while a walkway leads through to the kitchen.

## Kitchen

The kitchen is fitted with wood laminate flooring and tiled splash backs. It includes a double oven with electric hob and extractor above, together with base and eye level units and roll top work surfaces. There is space for a washing machine, a steel sink with drainer, mixer taps and rinsing bowl. A double glazed window to the rear and a door provide access to the garden, while a further door connects to the lounge. Additional storage is available from two cupboards and under the stairs, with a radiator completing the room.

## Lounge

The lounge benefits from two radiators, a double glazed window to the front and sliding double glazed doors opening onto the garden, creating a bright and versatile living space.

## Landing

The first floor landing provides doors to all three bedrooms, the bathroom and wc. It includes loft access for additional storage and an airing cupboard.

## Bedroom One

Bedroom one is the principal bedroom and features two double glazed windows to the front, a radiator and integrated storage.

## Bedroom Two

This double bedroom includes a double glazed window to the front, a radiator and two integrated storage cupboards.

## Bedroom Three

Bedroom three is a comfortable single room with a radiator and double glazed window to the rear.

## Bathroom

The family bathroom is fitted with wood laminate flooring and fully tiled walls. It comprises a panel bath with shower over, a vanity sink and a radiator. An opaque double glazed window to the rear provides natural light and privacy.

## Wc

The separate wc features wood laminate flooring, an opaque double glazed window to the rear, a wall mounted concealed cistern wc and a radiator. A cupboard door provides access to the airing cupboard.

## Rear Garden

The private rear garden is laid half to patio and half to lawn, offering space for outdoor relaxation and dining. Two storage sheds provide practical storage for garden tools and equipment.

## Further Details

The property is Freehold  
Council Tax Band - Band C

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**