



54 Cherry Way, Hatfield, AL10 8LE

Asking Price £400,000



## 54 Cherry Way, Hatfield, AL10 8LE

Lanes Estate agents are delighted to present this immaculate terraced house on Cherry Way. The property features a welcoming entrance hall, which then follows through to the kitchen offering an abundance of storage cupboards and integrated appliances. The property also consists of a spacious lounge and dining room which completes the downstairs accommodation.

On the first floor you are greeted with a family bathroom in pristine condition and three good sized bedrooms. The garden is easily maintainable with access to a large outbuilding which is currently being used as a home gym. Finally, you have parking for two cars on the private driveway.

This family home is perfectly positioned with good road links connecting you to the A1(M), and being a short drive to Hatfield Train Station, allows commuting in and out of London. Families will appreciate the proximity to 'Good' rated OFSTED nurseries and primary schools. Don't miss out on this fantastic opportunity. Early viewings are advised.



**Ground Floor**

**Lounge**

**Kitchen**

**Dining Room**

**First Floor**

**Bedroom One**

**Bedroom Two**

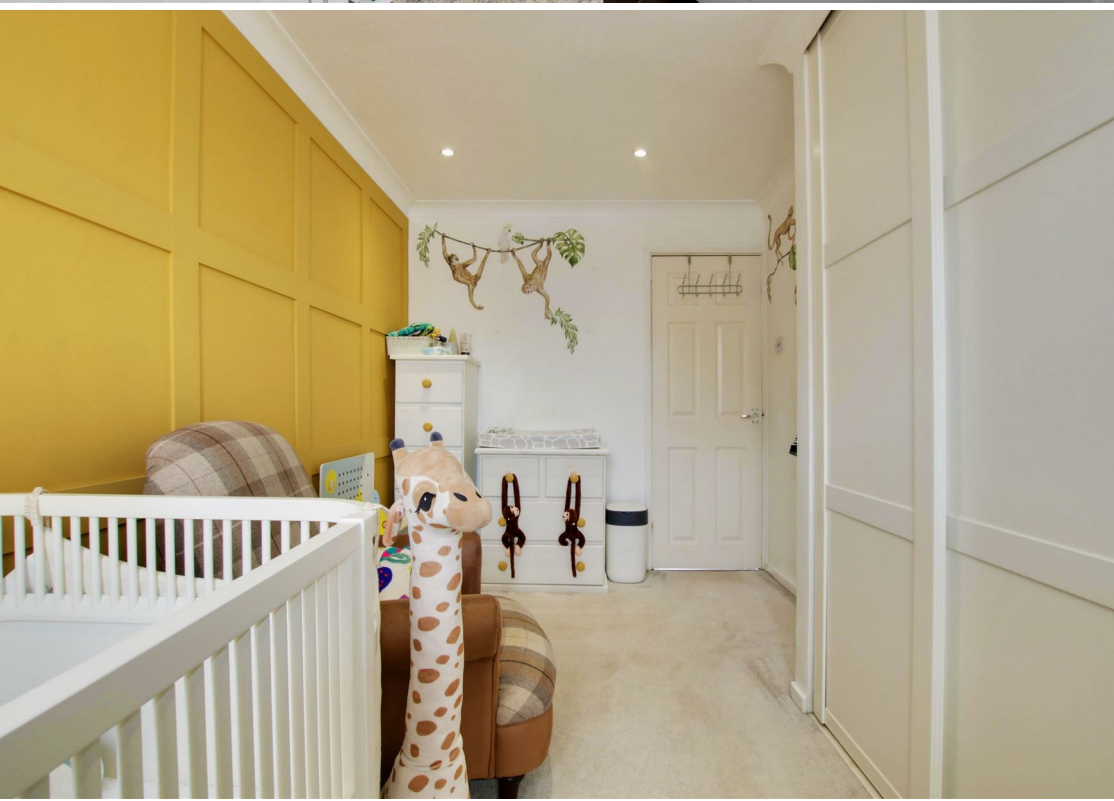
**Bedroom Three**

**Family Bathroom**

**Exterior**

**Rear Garden**

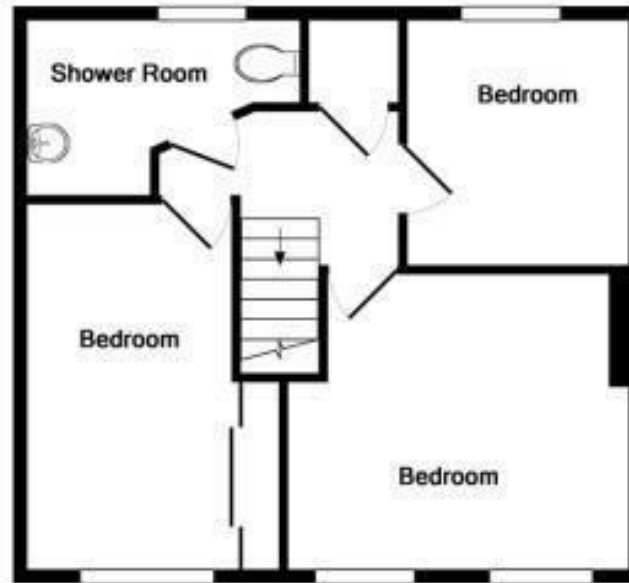
**Driveway**







Ground floor  
Approx. Floor Area 47.8 Sq.M.  
(514 Sq.Ft.)



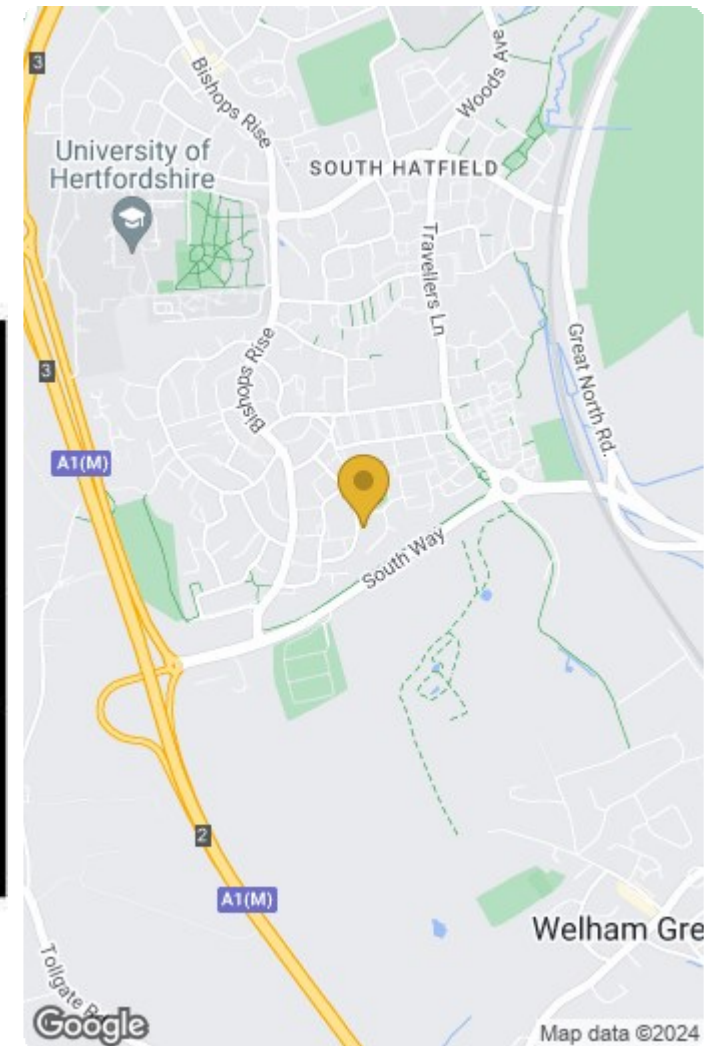
1st floor  
Approx. Floor Area 38.3 Sq.M.  
(413 Sq.Ft.)

Total Approx. Floor Area 86.1 Sq.M. (927 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	