



4 Bedrooms



2 Bath/Shower Rooms + WC



3 Reception Rooms



Off-Street Parking



80ft approx.



EPC Band C

Council Tax

Band: E £2,865.41 (2025/2026)

Local Authority

St Albans City & District
Council

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Butt Field View, St Albans, AL1 2QL
Guide Price £900,000 Freehold

Butt Field View, St Albans, AL1 2QL

An extended and beautifully presented four bedroom semi-detached family home, with a stunning landscaped rear garden and positioned close to extremely sought after schooling.

- Beautifully Presented Semi-Detached Family Home
- Stunning Open-Plan Kitchen/Dining Room with Bi-fold Doors
- Stylish Sitting Room with Log-Burning Stove
- Four Bedrooms
- Landscaped Rear Garden
- Ample Off-Street Parking
- Close to St Albans City Centre & Highly Regarded Local Schooling

Description

This extensively improved family home offers thoughtfully designed and flexible living accommodation arranged over two floors. The ground floor features a welcoming entrance hall leading to a stylish sitting room complete with a wood-burner and a characterful box bay window. A versatile additional reception room provides ideal space for a study or playroom. At the rear, an impressive open-plan kitchen and dining area is flooded with natural light via Velux windows and bi-fold doors, creating a bright, modern hub of the home. The kitchen is equipped with high-specification appliances, a large central island, and provision for an American-style fridge/freezer. A spacious WC/utility room adds to the practicality of the layout. Upstairs, the principal bedroom includes fitted wardrobes and a pleasant front outlook. A second double bedroom benefits from a sleek en-suite shower room, while two further bedrooms are served by a contemporary four-piece family bathroom. Externally, the property is approached via a generous block-paved driveway providing ample off-road parking. The rear garden has been attractively landscaped across multiple tiers to maximise sunlight throughout the day, with well-defined areas including patio, lawn, and artificial grass, all enclosed by mature planting for added privacy.

Location

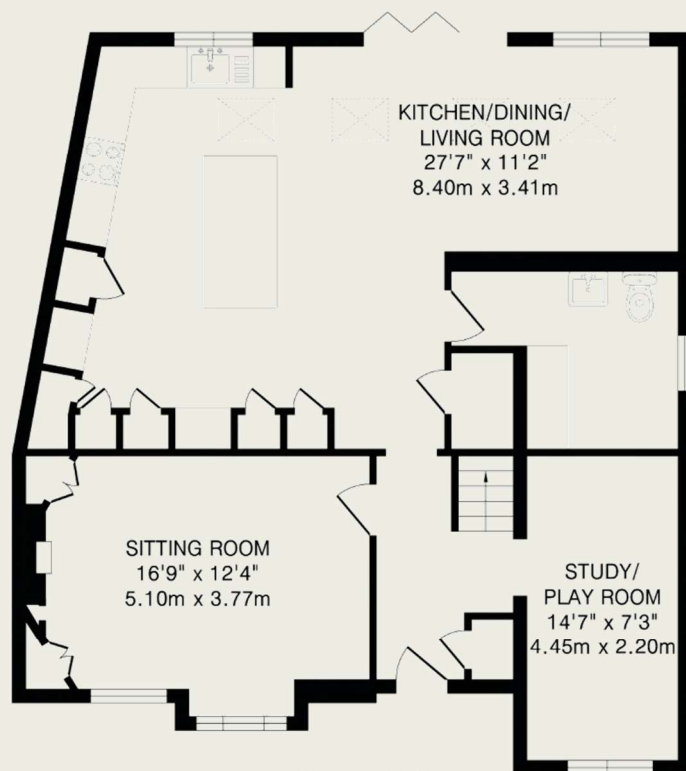
Butt Field View is situated on the Southern side of St Albans with extremely easy access to the nearby motorway links. There are many areas of open parkland nearby and some excellent local schooling.



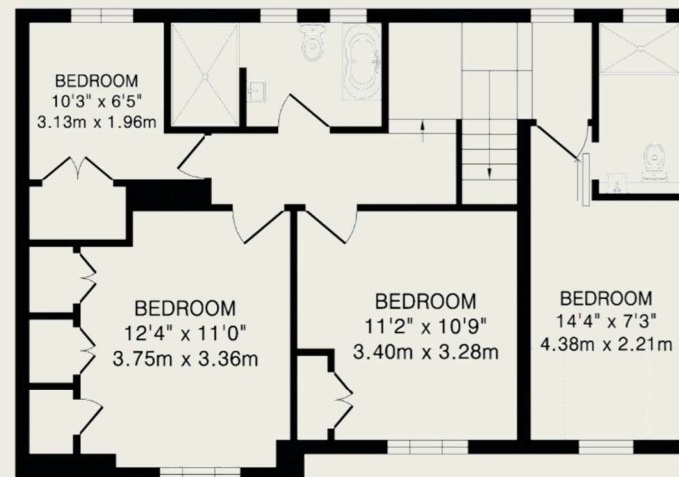


Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Ground Floor
950 sq.ft.(88.2 sq.m)approx.



First Floor
640 sq.ft.(59.3 sq.m)approx.

TOTAL FLOOR AREA: 1590 sq.ft.(147.5 sq.m)approx.
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