



36 Butt Field View, St. Albans, AL1 2QL

Guide price £500,000 Freehold



36 Butt Field View

St. Albans, AL1 2QL

A wonderful opportunity to purchase a two bedroom detached bungalow on a popular road in the sought after St Stephens area of St Albans. The property is neutrally decorated throughout and offers excellent potential to extend or re-configure with the benefit of no onward chain.

The accommodation begins with an entrance porch which opens into a welcoming hallway with doors to rooms and a courtesy door into the garage with a hatch to loft storage space. The impressive dual aspect lounge has a generous window to the front and a fireplace. A fitted kitchen provides a range of wall and base units with recesses for white goods, a wall mounted gas boiler and door to the side pathway. The master bedroom has a range of fitted wardrobes and there's a second bedroom with patio doors to the rear garden. A modern shower room comprises of a wet room style walk-in shower and wash hand basin. There's also a separate W.C.

Externally, a pleasant front garden and a driveway leads to the garage and to the rear is a private garden with a patio area leading up to the lawn with evergreen hedges to the side and rear and a further patio area at the back with a shed and greenhouse.

Butt Field View is a sought-after location, close to local shops, popular schools, and parkland. The M25 & M1 motorway network are just a short drive away.

Under the "AI Disclosure Act of 2023", the internal photographs have been furnished and generated using artificial intelligence technology and are meant for illustration purposes only.





ACCOMMODATION

Porch & Hallway

Lounge

16'11 x 13'6 (5.16m x 4.11m)

Kitchen

8'8 x 13'1 (2.64m x 3.99m)

Bedroom

11'5 x 13'1 (3.48m x 3.99m)

Bedroom

8'5 x 12' (2.57m x 3.66m)

Shower Room

Garage

17'3 x 7'10 (5.26m x 2.39m)

OUTSIDE

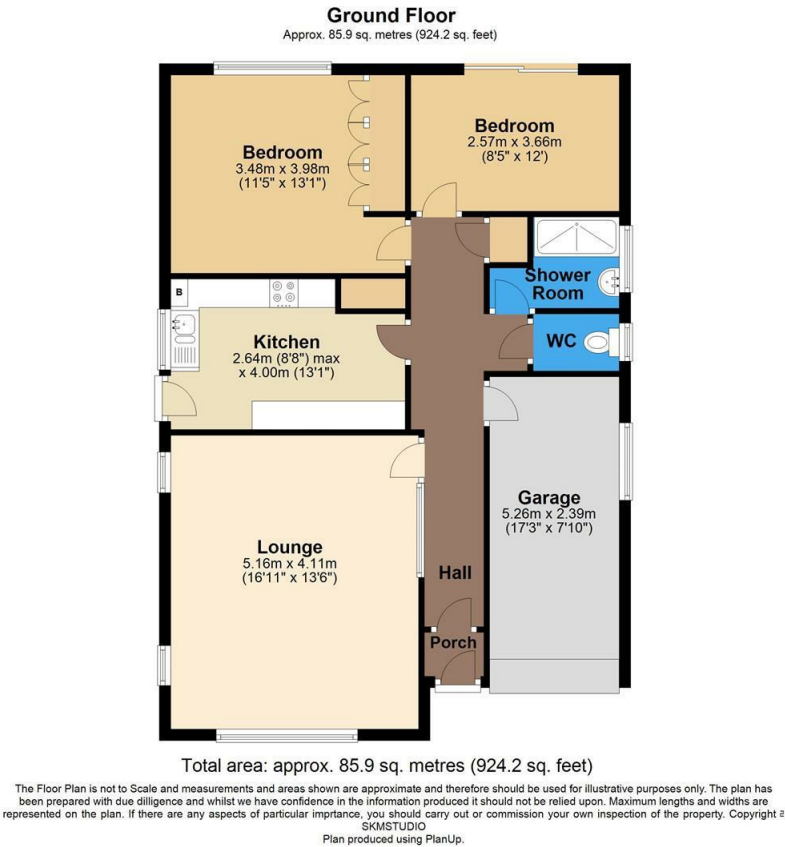
Frontage

Rear Garden

60 (18.29m)



Floor Plan



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

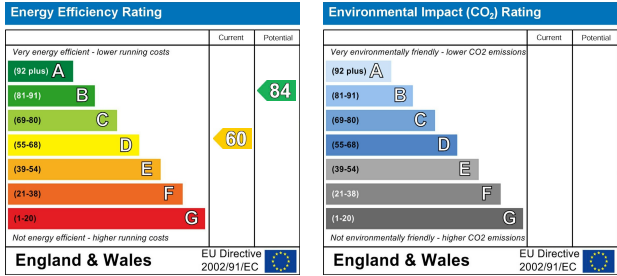
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Area Map



Energy Efficiency Graph



Paul Barker
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