



43 Butterfield Road, Wheathampstead, AL4 8PX

Guide price £799,950 Freehold



## 43 Butterfield Road

Wheathampstead, AL4 8PX

A superb four bedroom semi-detached home in outstanding condition throughout, with a private southwest-facing rear garden, located on a sought-after road in the popular village of Wheathampstead.

The property begins with a covered, part-glazed front door into a welcoming entrance hall with stairs to the first floor and access to all main rooms, including a convenient cloakroom/WC. A bright and spacious lounge with a front aspect window and wooden flooring provides a comfortable living area, while a versatile office/guest bedroom also enjoys a front aspect and wooden floor.

At the heart of the home is the open-plan kitchen/dining room, fitted with a high-quality range of units, integrated and freestanding appliances, and a tiled floor. Sliding patio doors and a large window overlook the rear garden and fill the space with natural light, creating an ideal setting for family life and entertaining. A separate utility room provides additional storage and workspace.

Upstairs, the first-floor landing has a window to the side and doors to all rooms. The principal bedroom includes a walk-in wardrobe, and there are three further well-proportioned bedrooms. The family bathroom is fitted with a bath, separate shower, basin, and WC.

Outside, the property offers a pleasant frontage with off-street parking for several vehicles. The delightful rear garden features a patio area leading to a lawn, bordered by mature plants and shrubs that provide privacy and a welcoming outdoor space.

Butterfield Road is a popular location with families, within easy reach of the shops and services on the High Street, excellent local schools, and the open countryside and woodland walks of Heartwood Forest.

Pursuant to the 1979 Estate Agency Act we are duty bound to advise you that this property is owned by a relative of an employee of Paul Barker Estate Agents.





## ACCOMMODATION

Entrance Hall

Lounge

14'11 x 9'11 (4.55m x 3.02m)

Kitchen/Dining Room

12'8 x 24'10 (3.86m x 7.57m)

Utility

5'3 x 10'3 (1.60m x 3.12m)

Bedroom/Office

12'7 x 7'7 (3.84m x 2.31m)

WC

## FIRST FLOOR

Landing

Bedroom 1

12'6 x 7'6 (3.81m x 2.29m)

Bedroom 2

10'11 x 9'6 (3.33m x 2.90m)

Bedroom 3

10'1 x 8'7 (3.07m x 2.62m)

Bedroom 4

7'4 x 10'8 (2.24m x 3.25m)

Bathroom

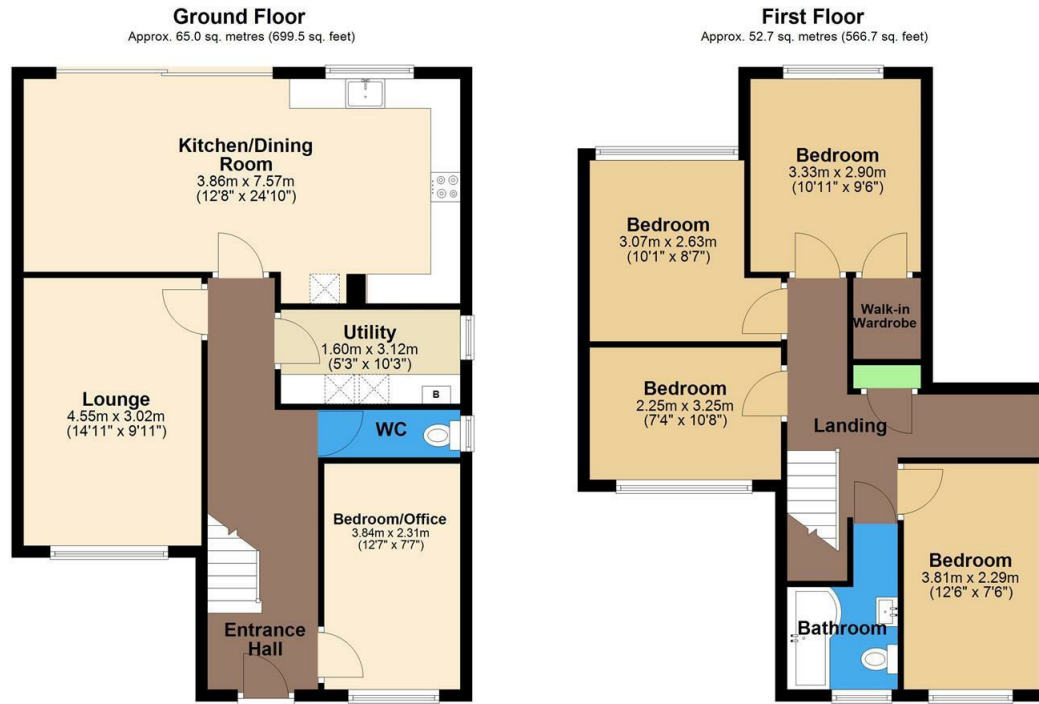
## OUTSIDE

Front Garden

Rear Garden

65'7" (20)

## Floor Plan



Total area: approx. 117.6 sq. metres (1266.2 sq. feet)

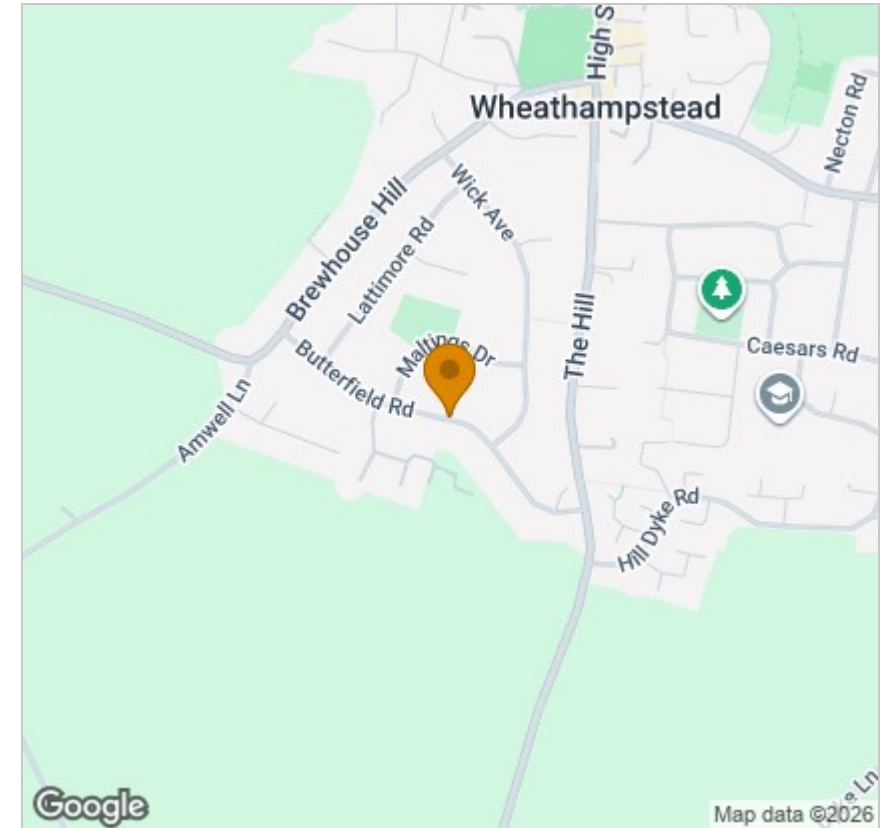
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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## 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

