



39 Butterfield Road Wheathampstead, AL4 8PX

A semi-detached chalet style bungalow which is located on a popular residential road in the highly regarded Wheathampstead village. The property offers plenty of scope to extend and improve the accommodation and is offered for sale CHAIN FREE.

The rear garden is particularly attractive and enjoys a southerly aspect, extensive lawn and attractive borders of mature shrubs and flowering plants.

Guide price £575,000

39 Butterfield Road

Wheathampstead, AL4 8PX



- Semi-detached property with extension and improvement possibilities
- Two reception rooms and kitchen
- Bedroom three, ground floor bathroom and separate WC
- First floor bedroom one with en-suite shower room and neighbouring bedroom two
- Semi-integral garage with block paved driveway
- Generously proportioned rear garden with desirable southerly aspect
- Harpenden town centre: 2.8 miles, KWS School: 2.7 miles
- Wheathampstead features a good selection of shops, bars and restaurants and within reach of a selection of the excellent schools

GROUND FLOOR

Enclosed Porch

Entrance Hall

Cloakroom WC

Living Room

15'5 x 12'3 (4.70m x 3.73m)

Dining Room

14'4 x 10'7 (4.37m x 3.23m)

Kitchen

12'10 x 7'5 (3.91m x 2.26m)

Bathroom

Bedroom Three

FIRST FLOOR

Landing

Bedroom One

15'10 max x 11'7 (4.83m max x 3.53m)

En Suite Shower Room

Bedroom Two

13'7 x 10' (4.14m x 3.05m)

EXTERNALLY

Semi-Integral Garage

Driveway

Front Garden

Rear Garden



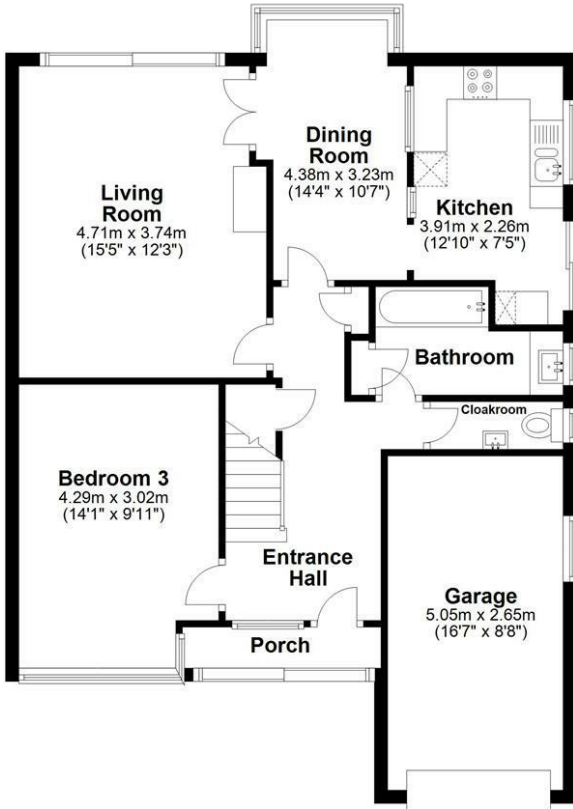
[Directions](#)



Floor Plan

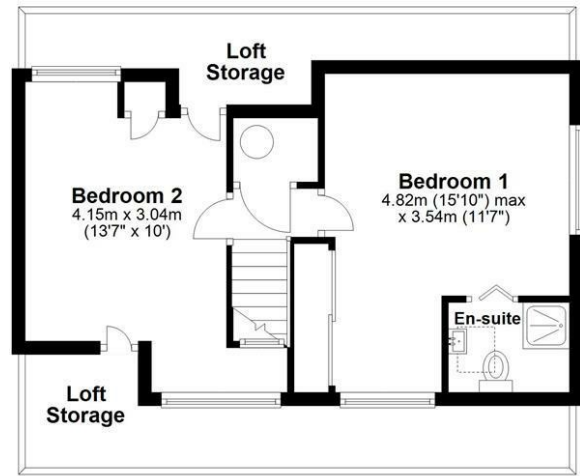
Ground Floor

Approx. 80.4 sq. metres (865.2 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



Total area: approx. 116.8 sq. metres (1257.6 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	