



31 Butterwick Way, Welwyn

Welwyn

CHANDLERS

In Excess of £850,000

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Welwyn

GUIDE PRICE £850,000 - £875,000 * We present for sale this beautifully improved and immaculately presented four bedroom family home, nestled into the heart of the extremely desirable Wilshere Park development, full of upgrades and improvements throughout.

Tucked into the gentle countryside of Welwyn, Wilshere Park feels like a hidden pocket of calm where elegant living meets the quiet beauty of nature. Framed by mature woodland, sweeping lawns, and beautifully landscaped grounds, the development carries an atmosphere that is both refined and deeply peaceful. At its heart stands The Frythe - a striking Gothic Revival mansion rich with history and character - lending the entire area a timeless sense of grandeur.

What makes Wilshere Park especially captivating is the balance it strikes between countryside tranquillity and modern convenience. Residents enjoy an almost storybook setting - elegant homes nestled among historic architecture and open green spaces, while still benefiting from excellent links into London and nearby towns.

The large entrance hallway is flooded with light from the grand composite front door bordered by frosted windows. The tiled floor flows through the hallway, passing the lounge which features a beautiful bay window, into the large WC and the spacious kitchen diner which has features including quartz work surfaces, integrated microwave, double oven and dishwasher, with space for a large American style fridge freezer, a breakfast bar with 5 ring gas hob, a door into the large garage and bi-folding doors opening out to the beautifully landscaped rear garden.

Upstairs you open onto the landing which gives access to all four of the double bedrooms, two of which come with custom built wardrobes and the high spec four-piece family bathroom. Bedroom 1 features an opening into a walk-in-wardrobe/dressing area with custom fitted cupboards and shelving, a large en-suite with double width walk in shower and French doors which open out to the balcony.

Expansive bi-fold doors open seamlessly onto a contemporary full width composite decked seating area, perfectly level with the internal flooring to create a fluid transition between indoor and outdoor living. Beautifully re-landscaped you will find a raised lawn enhanced by manicured seasonal





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- £850,000 - £875,000 * Striking four bedroom semi detached home
- Located in the highly regarded 'Wilshire Park' on the outskirts of Welwyn Village
- Well maintained and manicured grounds built around history
- Grand entrance hallway with dswc
- Lounge with bay window
- Large kitchen/diner with quartz work surfaces and full width bi-fold doors
- Four double bedrooms with custom fitted wardrobes
- En-suite, dressing room and balcony to the master suite
- Re-landscaped rear garden with composite decking
- Garage and driveway for two cars



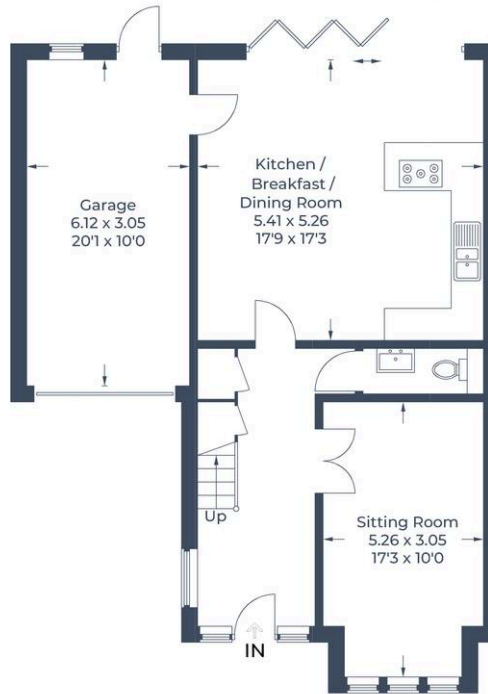








Approximate Gross Internal Area
Ground Floor = 79.1 sq m / 851 sq ft
First Floor = 76.1 sq m / 819 sq ft
Total = 155.2 sq m / 1,670 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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