




Butterwick Way, Welwyn


CHANDLERS


# 31 Butterwick Way

Wilshere Park, Welwyn, AL6 9GH

Price £875,000

 4 Bedrooms

 2 Bathrooms

 1 Reception Rooms

 EPC Rating Band B

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.

(Welwyn Hatfield Council - Council Tax Band F - EPC B)

A service charge is paid every 6 months of £483.90 for the upkeep of the surrounding grounds.

N.B - As required by section 21 of the Estate Agents Act 1979, we advise that the seller is a connected person to Chandlers Estate Agents under the terms set out in the act.



- Striking four bedroom semi detached home
  - Located in the highly regarded 'Wilshere 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
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**Disclaimer**

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

**Additional/Material Information**

- Local Authority is Welwyn Hatfield
- Council tax Band F
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	