

 3 Bedrooms

 1 Bathroom

 3 Receptions

 EPC Band C

Council Tax Band:
F £3,386.39 (2025/26)



Beautifully presented 3 double bedroom family home with extended ground floor accommodation and a high-quality finish throughout.

Description

This quality three double bedroom semi-detached property has been extended and refurbished to a high standard, offering spacious and adaptable living space over two floors with a contemporary finish. The front drive provides off-street parking for 2/3 vehicles. The ground floor comprises an entrance porch, hall, lovely living room with wood burner, two additional reception rooms, ground floor WC, fully fitted kitchen, utility room, and garage storage. On the first floor, you'll find three well-proportioned double bedrooms (two with fitted wardrobes) and a large family bathroom with a bathtub and separate shower cubicle. Externally, the secluded rear garden features a large paved patio area, ideal for entertaining and family living.

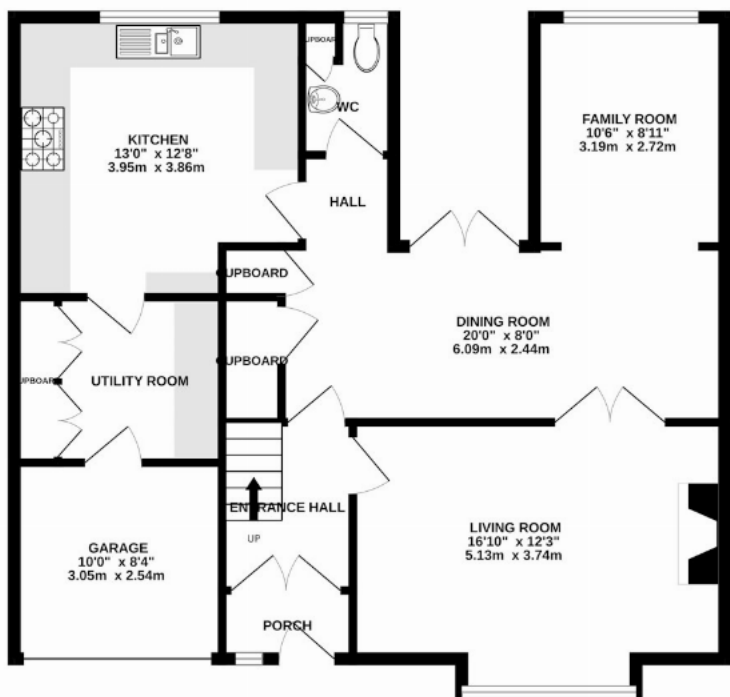
Location

Butt Field View, in the desirable 'St. Stephens' area, is near local schools, shops, and Verulamium Park. Offers quick access to major road links: M1, M25, A1, A414.

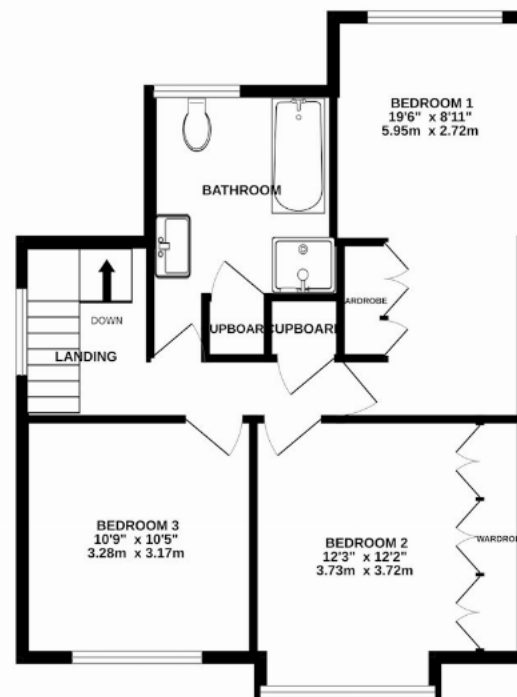








GROUND FLOOR
868 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.

TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.