





Tucked away within a QUIET CUL-DE-SAC just off Windermere Avenue, this modern and GENEROUSLY PROPORTIONED FAMILY HOME is beautifully presented throughout, offering over 1,000 sq. ft. of WELL-BALANCED ACCOMMODATION across two floors.

Guide Price: £650,000

A welcoming and spacious entrance hall sets the tone for this well-designed home, providing access to a cloakroom, separate shower room, and a versatile office/bedroom four, ideal for modern living.

The true centrepiece is the impressive open-plan kitchen/dining/family room, thoughtfully arranged around a central kitchen with ample storage. This expansive space seamlessly combines cooking, dining, and relaxation, with an attractive lounge area and bi-fold doors opening onto a generously sized enclosed rear garden, complete with gated side access, perfect for entertaining and family life. To the first floor are three well-proportioned bedrooms, served by a spacious and well-appointed family bathroom. Externally, the property offers ample off-street parking to the front for several vehicles.

To the rear, a low-maintenance garden with lawn and patio areas backs onto peaceful allotments, further enhanced by convenient side access.

Buttermere Close enjoys a highly convenient location, ideally positioned for excellent junior schooling, a wide range of local amenities, and with easy access to St Albans' mainline station, providing fast links into central London.

EPC Rating: C 87

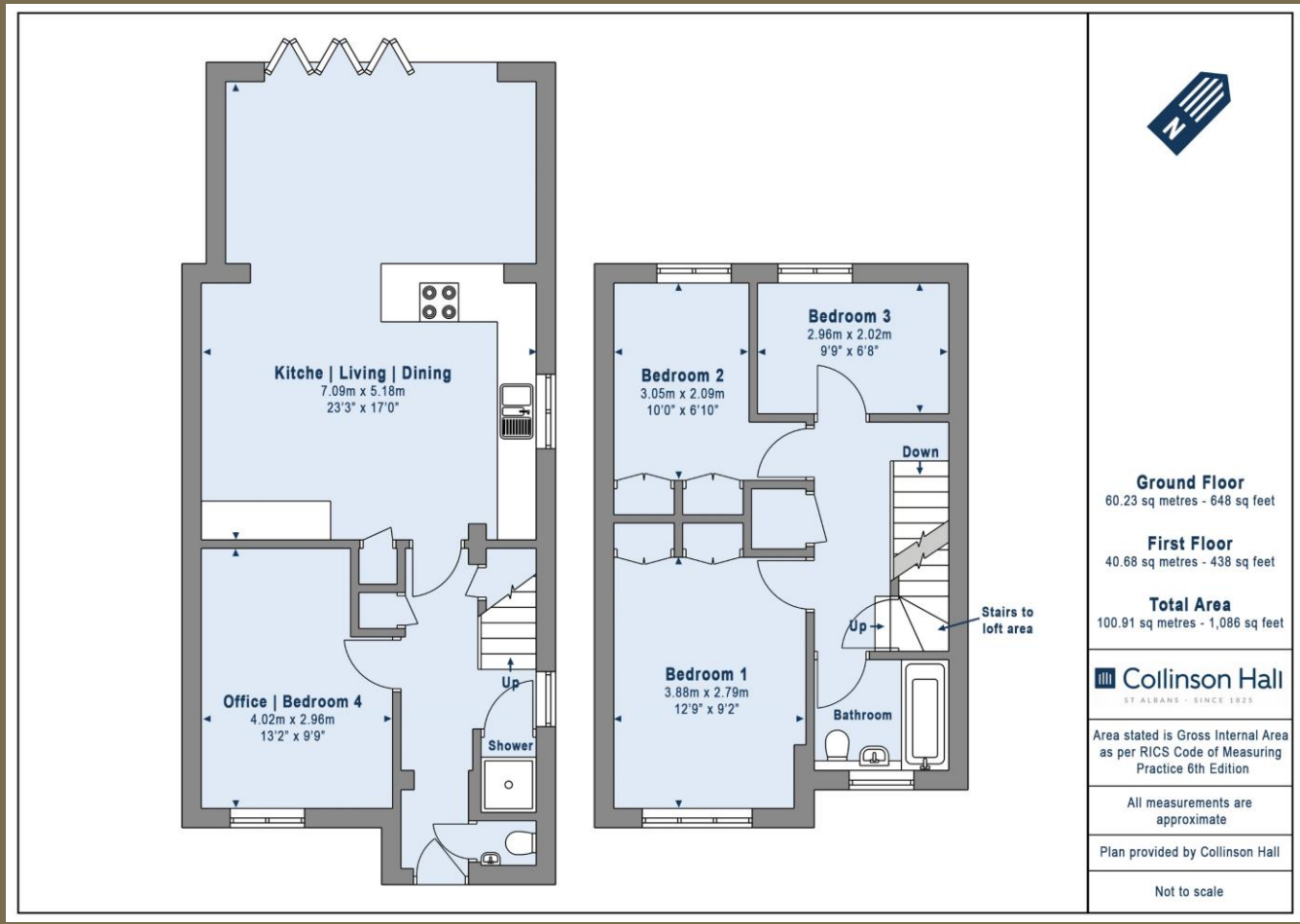
Council Tax Band: D











PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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