



3 Bedrooms



2 Bath/Shower Rooms



2 Reception Rooms



Driveway for 2 Vehicles



Landscaped Rear Garden



EPC Band D

Council Tax Band: D
£2,184.15 Apr 24/Mar 25.

Local Authority
Welwyn & Hatfield Borough
Council

Leasehold: 999 years from
25/12/1955.
Ground Rent: £10 pa.

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Attimore Road, Welwyn Garden City, AL8 6LW
Guide Price £700,000 Leasehold

Attimore Road, Welwyn Garden City

Situated close to popular schooling and the town centre amenities, this exceptional West Side residence has been thoughtfully extended and fully refurbished throughout to provide a smart, modern home.

Description

This impressive property has been subject to extensive remodelling by the current owners with an exacting eye of detail, style, comfort and layout which is perfectly suited to today's lifestyle.

Upon entering, the welcoming hallway opens though into the formal sitting room with a window to the front, recessed TV wall and feature inset fireplace.

The real hub of the home however is to the rear and flows seamlessly through a family room into the kitchen/diner. With a fully fitted utility room and cloakroom with wc, the rear of the house is flooded in natural light from full width sliding doors.

The kitchen itself is fitted with a wide range of high gloss storage cupboards with quartz worktops over and central island/breakfast bar. The culinary enthusiasts are well catered for with double ovens, microwave and warming drawer, induction hob and extractor along with a hot water tap.

On the first floor the principal suite has fitted wardrobes, a study nook and a beautifully appointed en-suite shower room. The remaining two bedrooms are served by a family bathroom with a roll top bath.

Modern comforts include double glazed windows and doors, along with gas central heating to radiators and underfloor heating in the kitchen/diner.

Outside, a driveway provides off-street parking for two cars whilst, to the rear, the landscaped and private garden has a paved seating area, lawn and storage shed. A pathway between the houses allows for a useful rear access.

Location

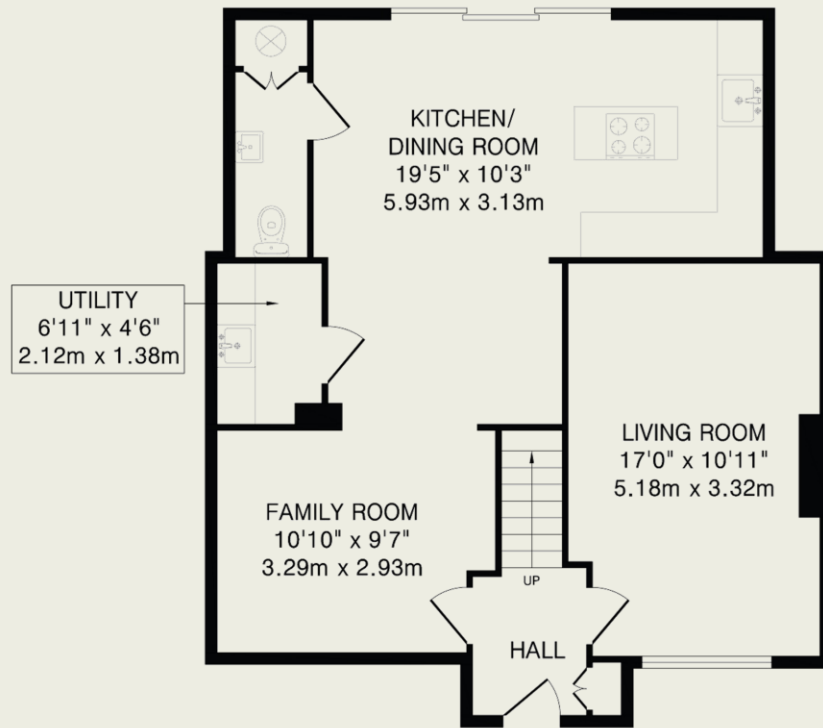
Attimore Road is a prime turning in the heart of the West Side of Welwyn Garden City, within a short walk of Applecroft primary and Stanborough secondary schools.

The town centre's extensive amenities, including John Lewis, the Howard Shopping Centre and mainline rail services to London, are also close by, as are the lakes at Stanborough and major road links north and south via the A1M.

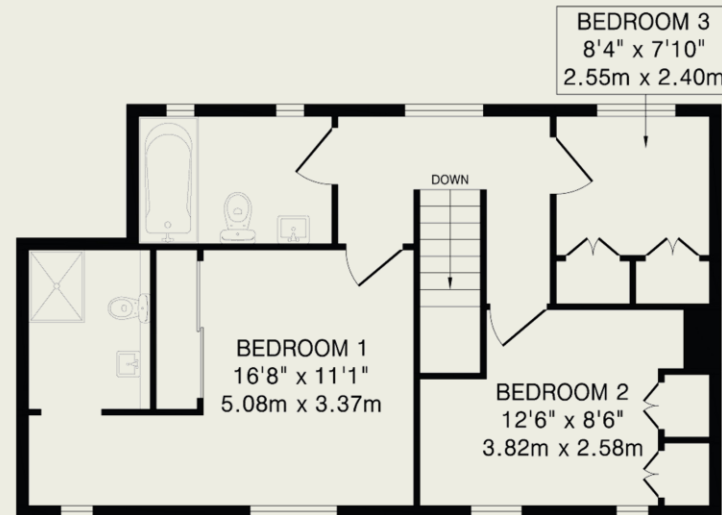




Important Information



Ground Floor
698 sq.ft.(64.8 sq.m)approx.



First Floor
468 sq.ft.(43.5 sq.m)approx.

TOTAL FLOOR AREA: 1166 sq.ft.(108.3 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.