



£2,100

Attimore Close

Welwyn Garden City, AL8 6LN

PROPERTY SUMMARY

Nestled in the serene Attimore Close, Welwyn Garden City, this charming terraced house presents an exceptional opportunity for families and professionals alike. Spanning an impressive 1,055 square feet, the property boasts three well-proportioned bedrooms and a welcoming reception room, perfect for both relaxation and entertaining.

One of the standout features of this home is its expansive garden, measuring an impressive 114 feet, which faces west,

allowing for plenty of sunlight throughout the day. This outdoor space is ideal for gardening enthusiasts or for those who simply wish to enjoy al fresco dining during the warmer months.

Situated in a peaceful cul-de-sac on the desirable west side of AL8, this property is part of a friendly community, complete with attractive hedgerows and ample parking for residents. The location is particularly advantageous, being within walking distance

to the town centre and the mainline station, which provides direct services to Kings Cross and Moorgate. For families, the property falls within the catchment area for the highly regarded Applecroft Primary School and Stanborough Senior School, making it an excellent choice for those with children.

The home has been thoughtfully modernised, featuring a new kitchen and a beautifully appointed shower room, alongside a spacious main bedroom that enhances the overall

appeal. With easy access to the A1M and A414, commuting is made effortless, ensuring that you can enjoy both the tranquillity of suburban living and the convenience of city access.

This property is truly a hidden gem, and a viewing is highly recommended to fully appreciate its charm and prime location.

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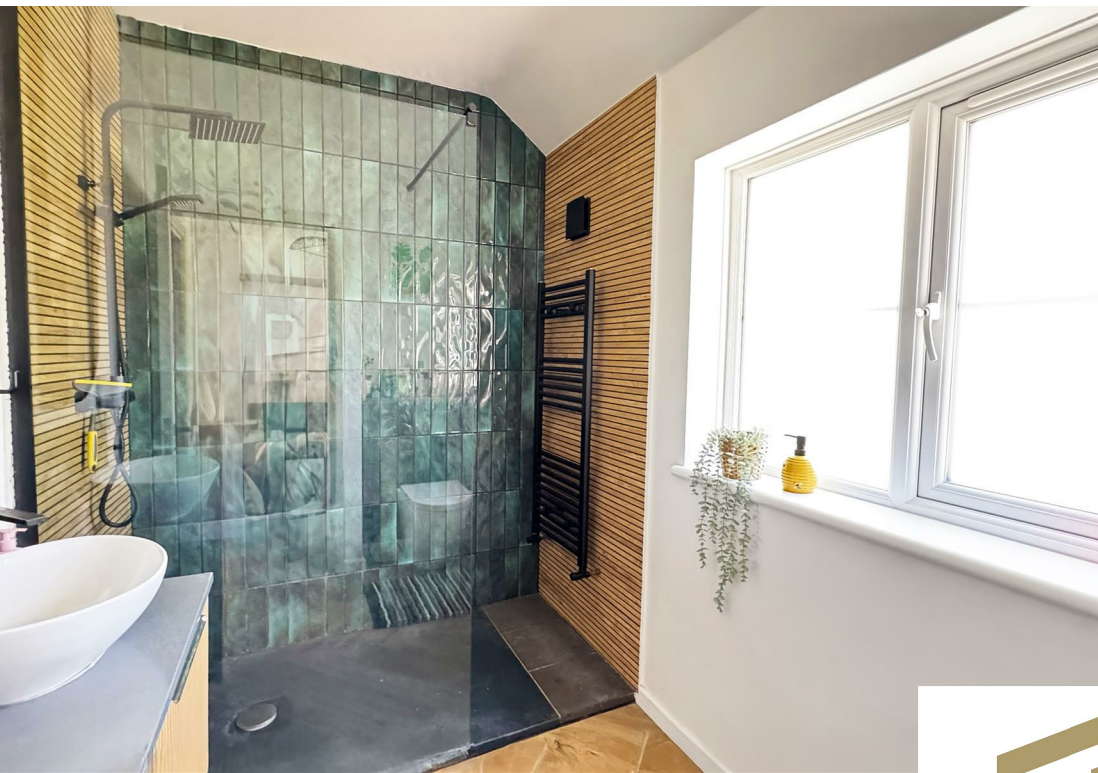


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LOCAL AUTHORITY

Welwyn Hatfield

TENURE**COUNCIL TAX BAND**

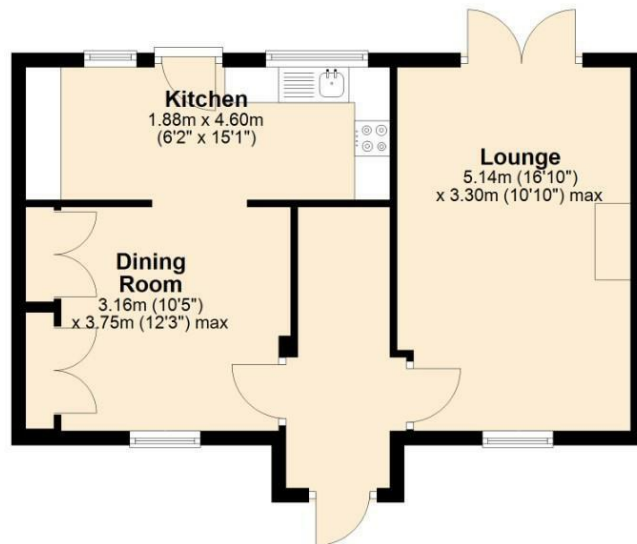
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VIEWINGS

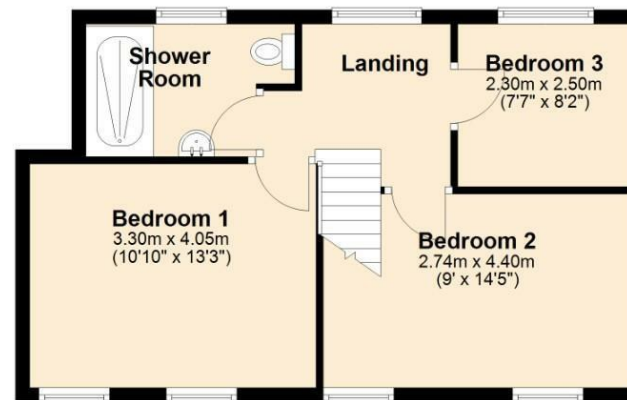
By prior appointment only

Ground Floor

Approx. 44.1 sq. metres (474.6 sq. feet)

**First Floor**

Approx. 42.9 sq. metres (461.9 sq. feet)



Total area: approx. 87.0 sq. metres (936.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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