



41 Attimore Road, Welwyn Garden City, Hertfordshire, AL8 6LG

£775,000

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Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

41 Attimore Road, Welwyn Garden City, Hertfordshire, AL8 6LG

Welcome to this charming semi-detached house on Attimore Road, Welwyn Garden City! This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there's ample space for a growing family or for those who enjoy having a home office or guest room. The modern kitchen with its elegant granite worktop is a chef's dream, offering both style and functionality. Imagine preparing delicious meals while enjoying the view of the south-facing garden through the French doors that lead out from the kitchen. The garden itself is a true gem, featuring a large sun terrace where you can soak up the sun or host al fresco gatherings with friends and family. Convenience is key with parking available for two vehicles, ensuring you never have to worry about finding a spot after a long day. The property's proximity to Applecroft JMI School makes it an ideal choice for families with young children, providing easy access to quality education. With 1,205 sq ft of space, this home offers a comfortable and inviting atmosphere for you to make lasting memories. Don't miss out on the opportunity to own this wonderful property in a sought-after location. Book a viewing today and envision the possibilities that await you.

Living room 17'4" x 11'10" (5.30m x 3.61m)

Kitchen 14'4"x 8'1" (4.38m x 2.48m)

Dining room 11'0" x 10'7" (3.37m x 3.24m)

Family room

Utility room 8'1" x 6'8" (2.48m x 2.04m)

Cloakroom

Bedroom 1 13'10" x 11'1" (4.22m x 3.38m)

Bedroom 2 12'11" x 11'1" (3.96m x 3.38m)

Bedroom 3 9'11" x 6'4" (3.04m x 1.94m)

Bedroom 4/Study 8'5" x 6'6" (2.58m x 2.00m)

Bathroom

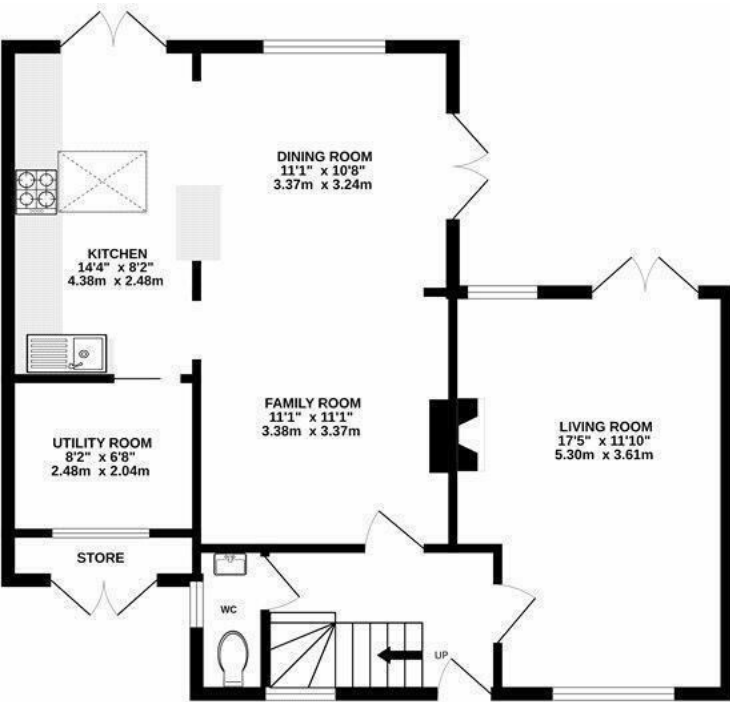
Garden



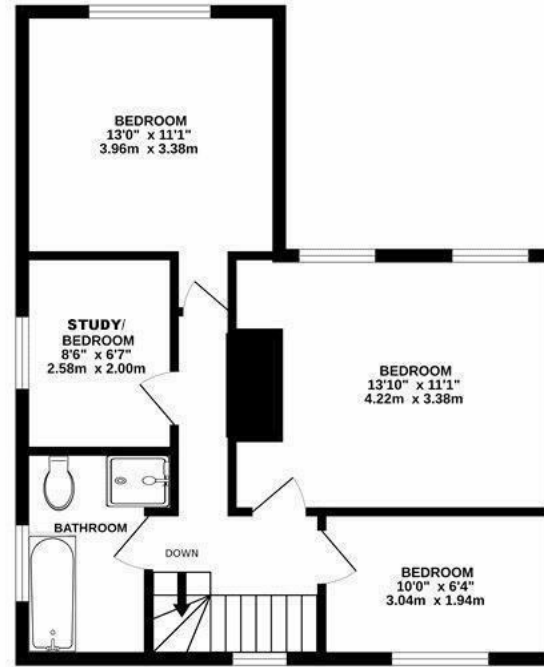
Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

Company incorporated in England No. 4713968
VAT No. 745 8368 91





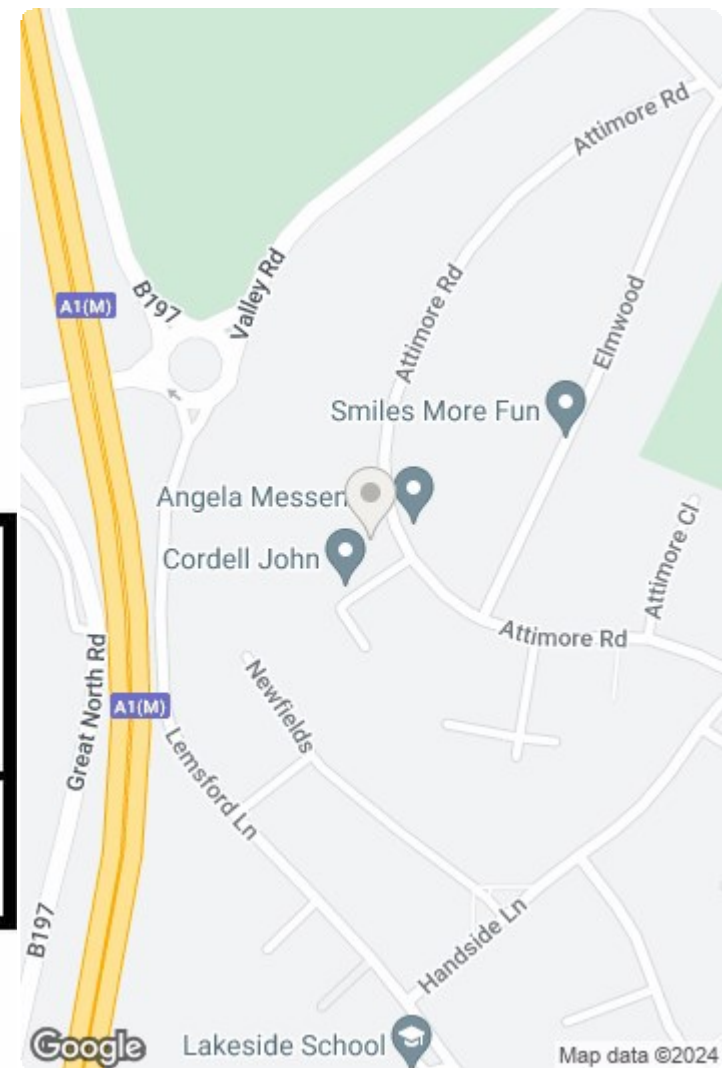
GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.

TOTAL FLOOR AREA : 1205 sq.ft. (111.9 sq.m.) approx.

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



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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