



Connells

Attimore Road
Welwyn Garden City

Attimore Road Welwyn Garden City AL8 6LW

for sale guide price
£825,000



Property Description

OPEN HOUSE BY APPOINTMENT ONLY
ON SATURDAY 3RD MAY BETWEEN 10AM
AND 12.30PM

Situated in the prime WEST SIDE location Connells are pleased to offer a well presented four bedroom extended end of terrace house which benefits from a Kitchen/Dining room, Lounge, ground floor cloakroom, first floor bath/shower room and a generous sized mature rear garden with well-established shrub borders and lawn areas, decked seating area and Pond. In some of the rooms some of the character features have been defined by way of brick-built fireplaces. At the front of the property the property benefits from a Garage to the side and Driveway for two vehicles. The property has been updated by the current Seller, so a viewing is strongly advised to fully appreciate this home!

Situated in prime West Side location within walking distance of Welwyn Garden City town centre and the Howard Centre which offers a wide range of amenities and shops including John Lewis and Waitrose Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing excellent transport links via road is the A1(M) which is within easy access. Renowned local primary school Applecroft and secondary school Stanborough are all within walking distance.

Entrance Hall

Double glazed front door, cupboard with meters inside and fuse box.

Cloakroom

Low Level W/C, wash hand basin, frosted double glazed window, heated towel rail. natural stone floor.

Lounge

19' 5" x 12' 7" plus recess (5.92m x 3.84m plus recess)

Double glazed window to the front, radiator, recessed spotlights, open brick fireplace with gas flue, television point, sealed unit double glazed door to rear.

Dining Room

12' 5" x 15' 11" (3.78m x 4.85m)

Double glazed window to the front, open fireplace, double glazed window to the side.

Kitchen

12' 2" x 9' 10" (3.71m x 3.00m)

Kitchen ten years old, cupboards at wall and base level, sink and drainer, cooker point with extractor fan over, integrated dishwasher, integrate microwave, space for fridge and freezer, wood effect flooring, recessed spotlights, integrated washing machine concealed within cupboard.

Lean To

14' 10" x 8' 8" (4.52m x 2.64m)

UPVC lean-to, double-glazed door to rear, power point, tiled flooring

First Floor Accommodation

Landing

Split landing, access to part boarded loft with light. Recessed spotlights, built in cupboard housing combi boiler.

Bedroom 1

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

Double glazed window to the rear, range of fitted wardrobes, radiator.

Bedroom 2

14' 10" x 9' 7" (4.52m x 2.92m)

Two double glazed windows to the rear, radiator, fitted desk.

Bedroom 3

13' 3" x 9' 5" (4.04m x 2.87m)

Two double glazed windows to the front, radiator.

Bedroom 4

10' 10" x 9' 6" (3.30m x 2.90m)

Two double glazed windows to the front, walk in wardrobe.

Bathroom

Panelled bath, wash hand basin, low level w/c, shower cubicle, frosted double glazed window, heated towel rail, recessed spotlights, wood effect flooring, extractor fan.

Outside

Rear Garden

Patio with pergola, laid to lawn, feature pond with waterfall, further patio to rear, decked patio to side, brick-built BBQ, chicken shed, gated side access, grape vines and apple trees.

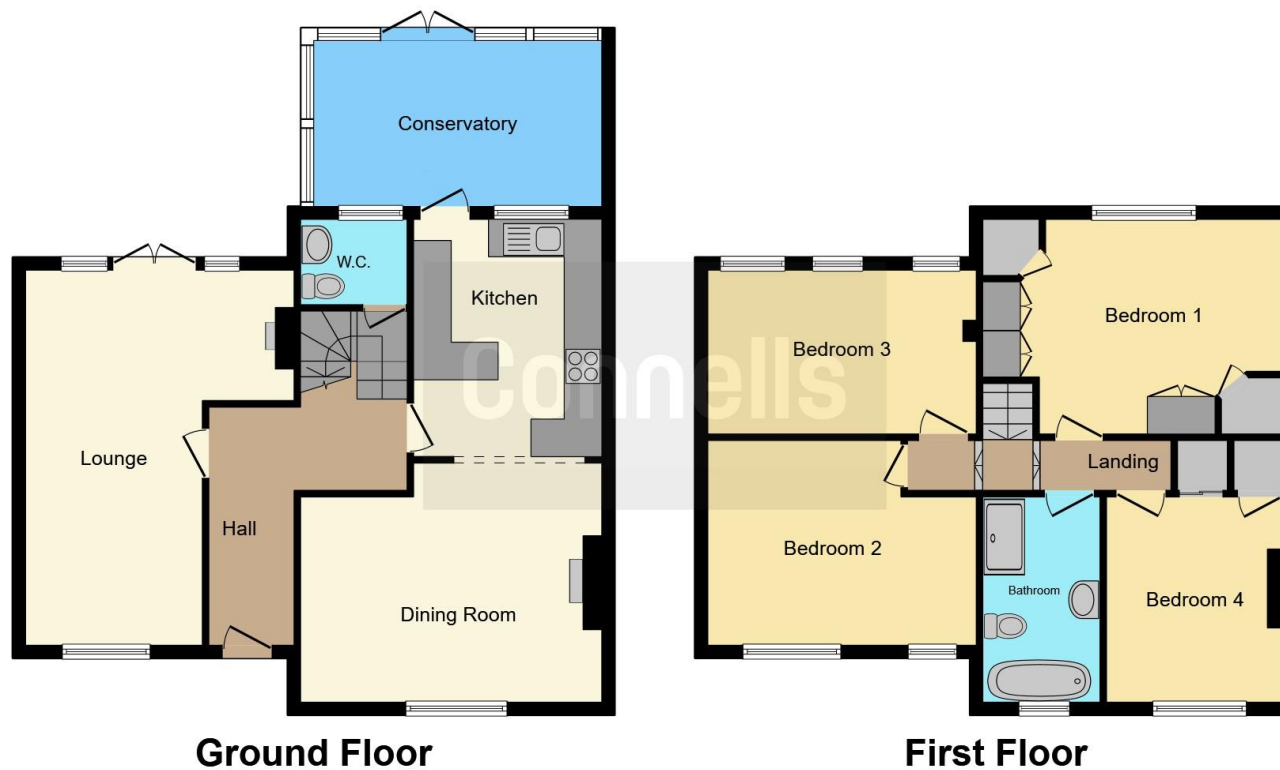
Outbuildings

Garage with up and over door, personal door to the side, light and power.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307130



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