



Bryan Bishop
and partners

Attimore Road
Welwyn Garden City, AL8 6LG



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this fabulous four bedroom family home, enjoying plenty of off street parking, spacious and free flowing living space and a glorious sun deck spanning the whole width of the garden, yet placed on a lovely quiet residential crescent just a few minutes from the centre of Welwyn Garden City, this property ticks all the boxes for the whole family whatever their age.

Accommodation:

The lovely leaded light glazed front door welcomes you into a pleasant hallway, nicely lit from a front facing window on the stairwell. From here there are doors to the large living room, the fabulous family room and the stairs, which provide a useful storage cupboard and access to the convenient guest cloakroom from the low level landing.

The living room is large and of a great shape to give you plenty of options on furniture placement. It is bathed in natural light from the window to the front and the window plus double glazed doors to the rear. Along with the superb Art Deco fireplace, this is definitely a stylish and welcoming room for all seasons.

The nicely square family room has been cleverly linked seamlessly through into the same sized dining room, effectively creating one room over twenty two feet in length, and meaning these two rooms are completely flexible and adaptable in their use, an invaluable asset for a busy family whose needs so often change along the way. The family room features a lovely log burner, whilst both rooms are bright and airy courtesy of the large picture window and double glazed doors leading from the dining room to the garden.

From the dining room there is multiple unencumbered access through to the kitchen, which then itself has double glazed doors out onto the decking. The kitchen is comprehensively specified, with all the storage, workspace and appliances you want, as well as a neat utility/laundry room found just the other side of a clever sliding door. Part of the worktop doubles as a good sized breakfast bar for food on the go, readily seating three people. With light already flooding the room from the double doors in the kitchen and open access from the dining room, the ornate skylight really is the cherry on the cake. This property shows intelligent and deeply thoughtful design throughout, with the three main living rooms coming together effortlessly to form a free flowing living area that really maximises the use of the space which will really pay dividends across all aspects of family life. Whether it be busy meal times or entertaining family and friends, there is absolutely no doubt that this splendid home will deliver your needs.

Upstairs the hallway is nicely lit by a window to the front and leads onto the four bedrooms and family bathroom. Two of the bedrooms enjoy fitted wardrobes. The family bathroom has a separate bath and shower cubicle.

Exterior:

The driveway curves around the garden and across the front of the house and provides plenty of private parking. The rear, fully secure and enclosed garden has a nice area of lawn surrounded by mature beds of flowers, shrubs, bushes and a few small specimen trees. The highlight is the fantastic, large decking area, safely fenced and with just a few elegant steps down to the lawn, this is an ideal place for relaxing and entertaining. It runs the full width of the garden providing ample space for loungers, chairs and dining furniture and extends into the protected recess in between the living room and dining room. This elevated deck is so well placed and configured it is sure to be used all of the time.

Location:

This property is located within a few minutes of Welwyn Garden City town centre and mainline railway station. It also benefits from being close to all other local amenities including the Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. It is in a quiet residential area but within easy access of the motorway network via the A1(M).







GROUND FLOOR

Entrance Hall

W/C

Family Room

11'0" x 11'0"

Dining Room

10'6" x 10'11"

Living Room

17'1" x 11'11"

Kitchen

14'5" x 9'0"

Utility Room

5'1" x 7'10"

FIRST FLOOR

Family Bathroom

Master Bedroom

10'4" x 12'0"

Bedroom Two

7'9" x 6'7"

Bedroom Three

10'6" x 10'3"

Bedroom Four

6'5" x 10'1"

EXTERIOR

Front Driveway

Ample Parking

Private Rear Garden

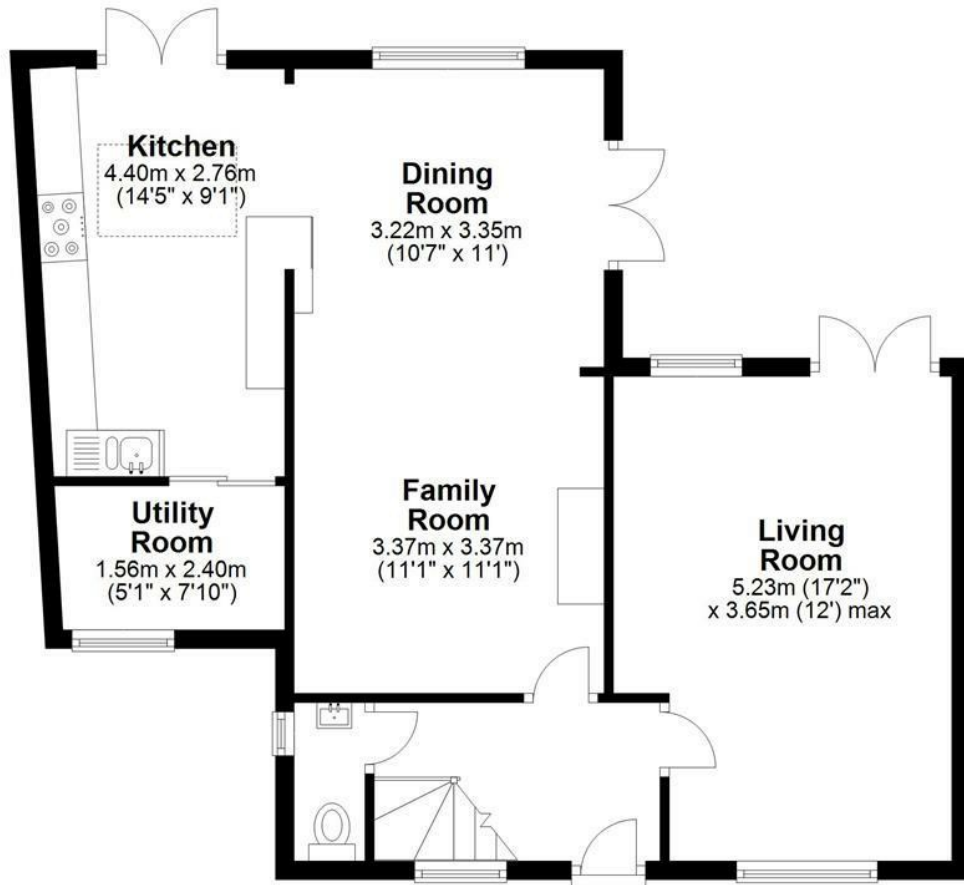






Ground Floor

Approx. 64.4 sq. metres (692.8 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Total area: approx. 111.4 sq. metres (1198.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







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