



P U T T E R I L L S

— est. 1992 —



**Attimore Road, Welwyn Garden City AL8 6QA**

**Guide Price: £1,200,000**

**EPC: C**



# PROPERTY SUMMARY

Putterills have been given the privilege to bring to market this exquisite Traditional Garden City detached residence, a home that exudes timeless elegance and offers versatile accommodation over two floors.

Upon entering, you are welcomed by a charming sitting room and a delightful dining area that provides picturesque views of the beautifully maintained rear garden, a true testament to the care and attention of the current owners. The ground floor also features two additional reception rooms, currently utilised as a cosy home office and an inviting bedroom.

This residence effortlessly blends traditional elegance with the warmth and comfort of a cherished family home, making it a truly special place to live.

5



3



4







PUTTERILLS  
— est. 1992 —



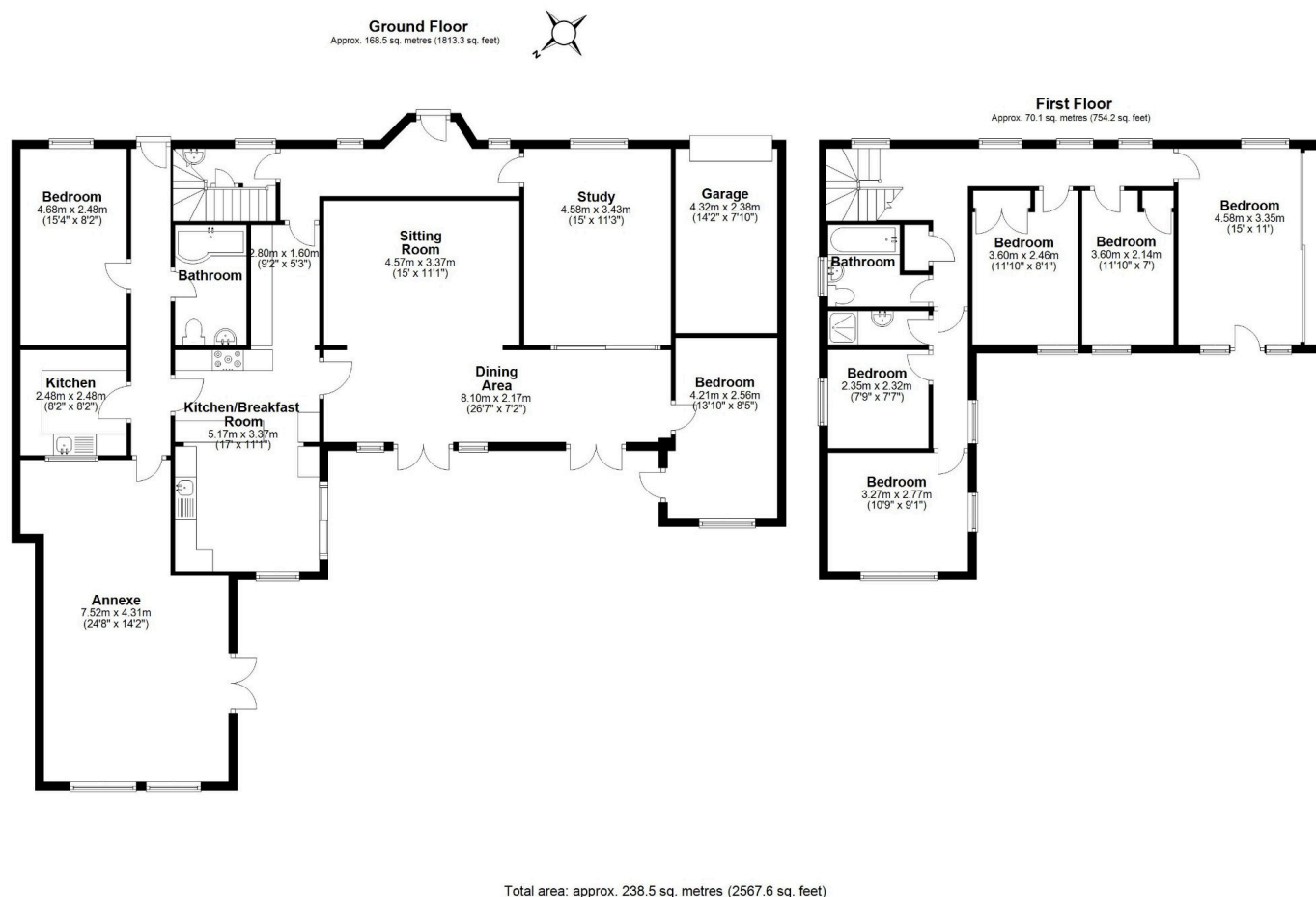












LOCAL AUTHORITY  
Welwyn Hatfield

TENURE Leasehold

COUNCIL TAX BAND  
F

VIEWINGS  
By prior appointment only

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             | 69   C  | 79   C    |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

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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