



PUTTERILLS

est. 1992



Attimore Road, West Side, Welwyn Garden City, AL8 6LP

Guide Price: £1,000,000

Property Summary

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This exceptional four-bedroom semi-detached family home on Attimore Road offers a superb blend of contemporary living and practical space in a highly sought-after West Side location. Boasting generous accommodation throughout, the property is perfectly suited to growing families seeking comfort, space and convenience.

The property opens into a spacious entrance hallway with a downstairs WC. To the right is a stunning kitchen/diner featuring sleek modern fittings, plentiful storage, and bi-fold doors that open seamlessly onto the beautifully landscaped rear garden. This bright and airy space provides the perfect setting for both everyday family life and entertaining. Adjacent to the kitchen is a practical utility room, offering additional storage and laundry facilities.

The property also benefits from two reception rooms, providing versatile living spaces that can be adapted to suit a variety of lifestyles, whether as a formal lounge, dining room or snug.

Upstairs, the property offers four well-proportioned double bedrooms. The principal bedroom is particularly spacious and benefits from a modern en-suite shower room. The remaining three bedrooms are all generous doubles and are served by a contemporary family bathroom.

Externally, the property enjoys a beautifully maintained rear garden, providing a private and tranquil outdoor space. To the front, there is a driveway and garage, ensuring off-street parking and additional storage. A further standout feature is the versatile outbuilding in the garden, ideal for use as a home gym, snug or office, perfectly suited to modern flexible living.

Situated within walking distance of local amenities, Welwyn Garden City Station, and well-regarded local schools including Applecroft School, this home combines everyday convenience with a peaceful residential setting. Located within sought-after school catchments, it represents an excellent opportunity to acquire a spacious and well-appointed family home in a prime location.

Early viewing is highly recommended to fully appreciate the space, quality and versatility this property has to offer.

















Property Information



Services:

Mains Water, Mains Electricity, Mains Gas and Mains Drainage

Tenure:

Freehold

Local Authority:

Welwyn Hatfield

Council Tax:

Band F

EPC:

C

Directions:

AL8 6LP

Viewings:

All viewings strictly by appointment via the vendor's sole agents, Putterills.

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.

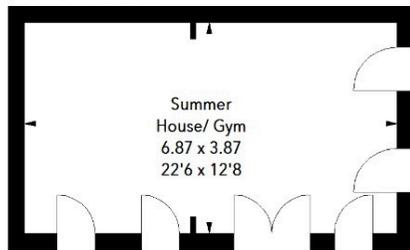
Attimore Road, AL8

Approximate Area = 216.92 sq m / 2335 sq ft
(Including Summer House)

Summer House = 26.38 sq m / 284 sq ft

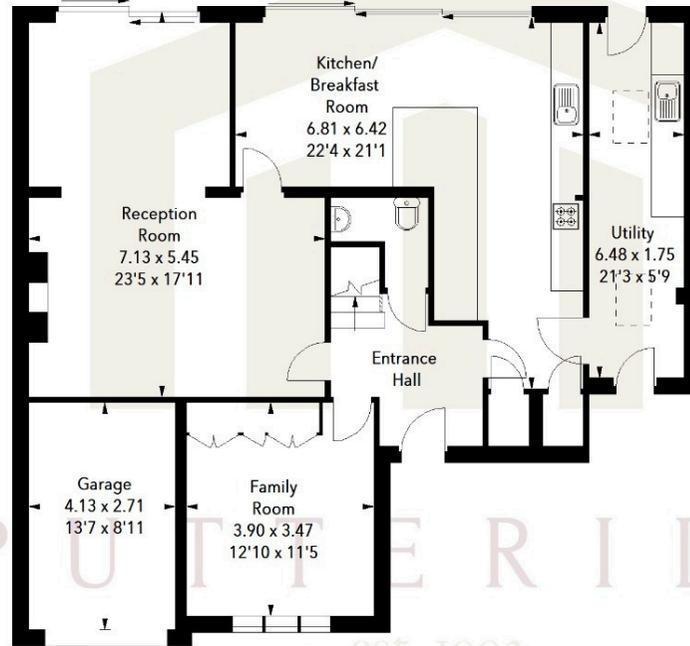


(Not shown in actual location / orientation)



Summer House/ Gym
6.87 x 3.87
22'6 x 12'8

Ground Floor



Kitchen/
Breakfast
Room
6.81 x 6.42
22'4 x 21'1

Reception
Room
7.13 x 5.45
23'5 x 17'11

Utility
6.48 x 1.75
21'3 x 5'9

Entrance
Hall

Garage
4.13 x 2.71
13'7 x 8'11

Family
Room
3.90 x 3.47
12'10 x 11'5

First Floor



Bedroom
4.08 x 2.92
13'5 x 9'7

Bedroom
6.88 x 2.54
22'7 x 8'4

Bedroom
4.57 x 2.83
15'0 x 9'3

Landing

Bathroom

Ensuite

Bedroom
3.50 x 3.07
11'6 x 10'1

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est. 1992

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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