



PUTTERILLS

— est. 1992 —



Attimore Road, Welwyn Garden City, AL8 6LQ
Guide Price: £1,100,000

Property Summary

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A long family chapter comes to a close in one of Welwyn Garden City's most established West Side streets. For many years, this detached home has been at the heart of everyday life—children growing up within its rooms, family routines unfolding, and the layout gradually adapting as life evolved.

Positioned within one of AL8's most desirable residential areas, the setting is as enduring as it is convenient.

Inside, the house opens into a series of well-proportioned, adaptable living spaces. At its heart are three reception rooms, each previously used in different ways, offering flexibility for gathering, working, and everyday family life.

A welcoming hallway leads to the principal sitting room on the right, a warm and comfortable space featuring an open fireplace and doors opening directly onto the garden. Continuing through, the front reception room is currently arranged as a dining room and benefits from a large bay window that fills the space with natural light. Further along the hallway, to the left, is the kitchen/diner, well positioned for both family living and entertaining.

At the rear lies a particularly versatile ground floor study, complete with kitchenette, shower room, and its own private entrance. Formerly used for business purposes, it now offers clear potential as a self-contained suite, home office, or accommodation for extended family, subject to the necessary consents.

Upstairs, four well-proportioned bedrooms are arranged to suit family living. The principal bedroom feels quietly set apart, benefitting from fitted storage and its own en-suite bathroom, while the remaining bedrooms provide comfortable and flexible accommodation. Above, a loft room extends the possibilities further—ideal as an additional workspace, playroom, or retreat.

Outside, the rear garden has long provided a backdrop to family milestones, summer afternoons, and quiet evenings outdoors. Generous in scale and well established, it offers both privacy and clear potential. To the front, a private driveway provides convenient off-street parking, completing a plot that lends itself naturally to future enhancement.















Property Information



Services:

Mains Water, Mains Electricity, Mains Gas and Mains Drainage

Tenure:

Freehold

Local Authority:

Welwyn Hatfield

Council Tax:

Band G

EPC:

tbc

Directions:

AL8 6LQ

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.

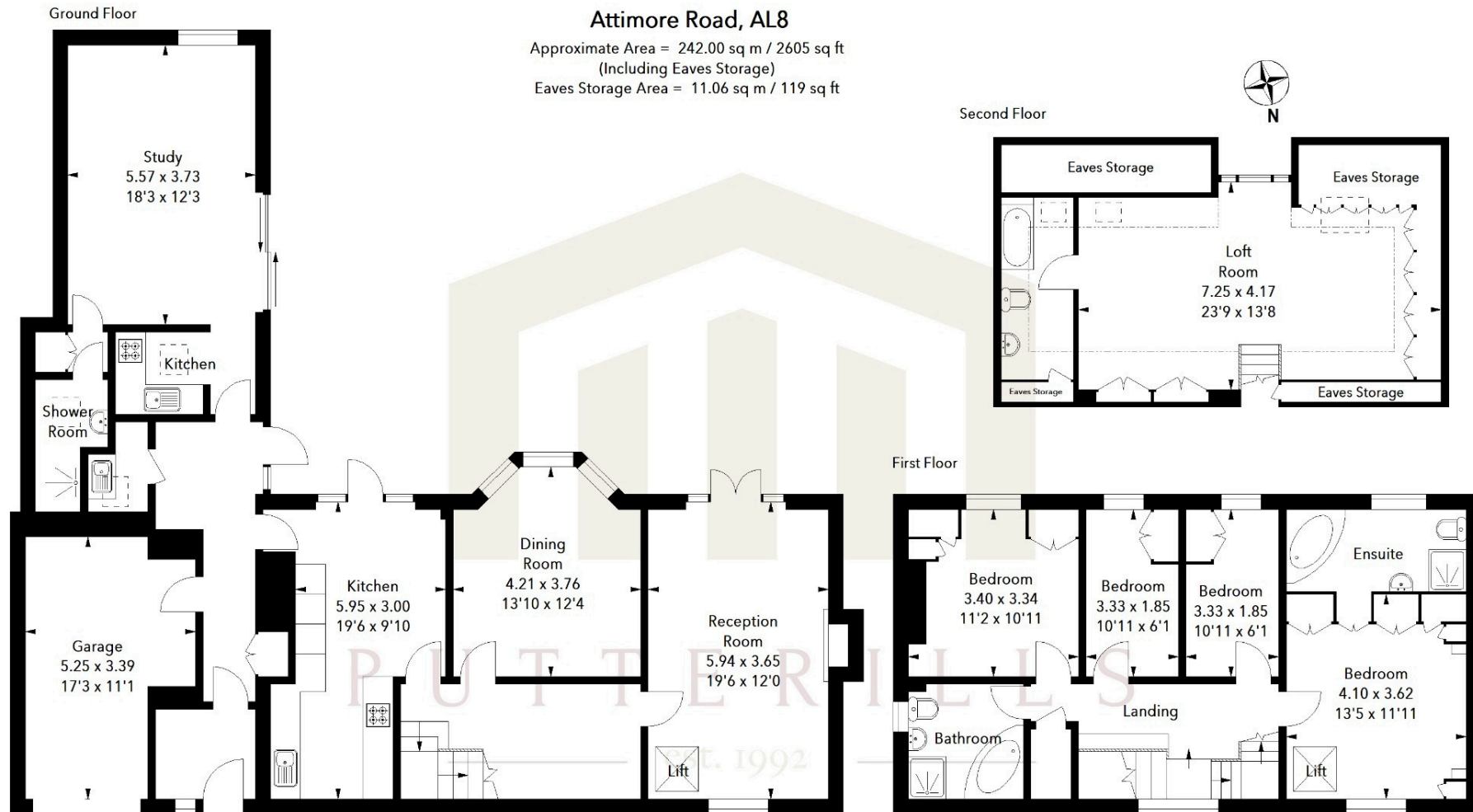


Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
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