



PUTTERILLS

est. 1992

20 Attimore Close, West Side, Welwyn Garden City, AL8 6LN

**Guide price £775,000**

## EXTENDED AND BEAUTIFULLY ENHANCED FOUR/FIVE BEDROOM HOME WITH OFF ROAD PARKING AND SPECTACULAR GARDEN IN PRIME LOCATION WITHIN CLOSE PROXIMITY OF APPLECROFT SCHOOL

This impressive property is positioned in a prime West Side location and presents a superb opportunity to purchase an extended and flexible home on a generous corner plot with spectacular and very well maintained rear garden along with ample off road parking to the front. Internally, the accommodation has been beautifully enhanced throughout comprising entrance hall, lounge with original style fireplace, family room/fifth bedroom, dining room, stunning open plan kitchen/living space with bi fold doors onto the garden, utility, cloakroom, master bedroom with newly fitted en suite shower room, three further bedrooms and a modern bathroom.

Set in the sought after Attimore area, the house is within close proximity of Applecroft school and just over a mile of the town centre, wide range of facilities and mainline railway station.

### THE AREA

Situated in a sought after West Side location within just over a mile of Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. Renowned local primary schooling is 0.4 miles away and secondary schooling, Gosling Sports Park, local sports clubs, Stanborough Lakes and The Campus West for theatre, cinema and library are also all within short walking distance.

### FRONT DOOR OPEN TO:

#### ENTRANCE HALL

Staircase to the first floor. Access to:

#### LOUNGE 12'6" x 15'9" (3.81m x 4.80m)

Original style gas fireplace with feature surround. Built in shelving and cupboards to alcoves either side. Windows to the front and side.

#### FAMILY ROOM/BEDROOM FIVE 15'10" x 10'1" (4.83m x 3.07m)

Electric fireplace. Window to the front.

#### DINING ROOM 12'7" x 9'11" (3.84m x 3.02m)

Open to:

#### OPEN PLAN KITCHEN/LIVING SPACE

Stunning range of gloss wall and base units with granite worktops and upstands over and under unit lighting. 1.5

bowl sink and drainer. Space for range cooker with extractor over and stainless steel splash back. Space for American style fridge/freezer. Wine cooler. Central island with storage and seating area. Feature fireplace. Exposed brickwork. Lantern roof light. Window to the rear. Bi fold doors onto the rear garden.

#### UTILITY

Wall and base units with worktops over. Plumbing for washing machine. Tiled flooring.

#### CLOAKROOM

Mid level cloakroom with low level wc and wash hand basin.

### FIRST FLOOR

#### LANDING

Access to:

#### MASTER BEDROOM 13'11" x 14'6" (4.24m x 4.42m)

Two sets of fitted wardrobes. Window to the front. Door to:

#### EN SUITE 9'4" x 5'7" (2.84m x 1.70m)

Newly fitted modern suite with low level wc with chrome flush panel, vanity wash hand basin and walk in wet room style shower. Tiled walls and flooring. Heated towel rail. Window to the rear.

#### BEDROOM TWO 10'9" x 9'7" (3.28m x 2.92m)

Fitted cupboards. Windows to the front.

#### BEDROOM THREE 11'2" x 8'9" (3.40m x 2.67m)

Window to the rear.

#### BEDROOM FOUR 10'9" x 6' (3.28m x 1.83m)

Windows to the front and side.

### BATHROOM

A further modern suite with low level wc, vanity wash hand basin and enclosed panel jacuzzi bath with shower over and glass screen. Heated towel rail. Tiled walls and flooring. Storage cupboard. Window to the rear.

### OUTSIDE

#### FRONT

Lawn area. Shingled area planted with trees and shrubs. Driveway providing ample off road parking. Hedged boundaries. Gated side access to the rear.

#### REAR GARDEN

Generous and very well maintained rear garden offering spectacular outdoor space. To the immediate rear of the property is a full width deck and patio area leading to lawn with well stocked borders. Potting shed, timber workshop and fabulous timber framed pergola with built in barbeque and power points. Outside lighting and tap.

### FURTHER INFORMATION

Council tax band: D

EER: D

### VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

### MORTGAGE REQUIRED?

Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.

























Ground floor  
Approx. Floor  
Area 95.6 Sq.M.  
(1029 Sq.Ft.)

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1st floor  
Approx. Floor  
Area 58.2 Sq.M.  
(627 Sq.Ft.)

Total Approx. Floor Area 153.8 Sq.M. (1655 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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