



5 Attimore Close, Welwyn Garden City, Hertfordshire, AL8 6LN

- CHAIN FREE
- WEST SIDE AL8 CUL-DE-SAC
- WALKING DISTANCE TO THE TOWN CENTRE AND MAINLINE STATION
- CATCHMENT FOR APPLECROFT PRIMARY SCHOOL
- HUGE POTENTIAL TO EXTEND (STPP)
- LARGE WESTERLY FACING GARDEN
- EXCELLENT OPPORTUNITY TO CREATE A CHARMING HOME



PROPERTY DESCRIPTION

****CHAIN FREE**** This is a hidden gem on the favorable WEST SIDE AL8, offering a tranquil setting and period features. A charming home which has been in the same family ownership for over 40 years. A 1930's traditional Garden City home which is located in a prime CUL-DE-SAC just off of Attimore Road. While it is in need of modernisation, it presents an excellent opportunity for a keen DIY'er to create their dream home. With three good-sized bedrooms, there is also potential to extend to the rear as neighboring homes have completed, (subject to planning consents). The home features a garden of considerable size measuring 114 FT. Attimore Close is a small and friendly community with ample parking and attractive hedgerows. Notably, the property falls within the catchment area for Applecroft Primary School and Stanborough Senior School. Conveniently located near Handside shops and a short level walk into town, it also offers easy access to the mainline station serving Kings Cross and Moorgate. Commuting is made effortless with the nearby A1M and A414. This property is a must-see to truly appreciate its charm and position.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE LOBBY

Leading off to the Living room and Dining room. Stairs to first floor.

LIVING ROOM

A dual aspect room with views to the front and patio doors to the rear. Open fire place with wood burner.

DINING ROOM

Open fire place with brick surround. Window to front elevation.

KITCHEN

A range of wall and base units to two sides. Fitted oven, inset electric hob and extractor. Space and plumbing for washing machine. Two windows and door to the rear garden.

FIRST FLOOR

LANDING

Window to the rear elevation.

BEDROOM ONE

A sizeable bedroom, plenty of space for large furniture and a super king size bed. Two windows facing the Cul-de-sac.

BEDROOM TWO

A large double bedroom with two windows overlooking the cul-de-sac. Alcove above the staircase ideal for storage cupboards.

BEDROOM THREE

Window to the rear elevation.

BATHROOM

Three piece suite comprising roll top bath, low level w/c and wash hand basin. Part tiled walls and window for ventilation.

OUTSIDE

REAR GARDEN

One of the largest plots in the close! Measuring an enormous 114Ft, there is a large Patio area to the immediate rear, the borders are enclosed. There are two large timber sheds and gated access to the front via the shared passage.

FRONT AND PARKING ARRANGEMENTS

The front parking bay and lawn areas are currently owned and maintained by WHBC. A buyer may wish to purchase the land off of the local authority by separate negotiations. The close offers residents parking. Attimore road offers residents permit parking.

COUNCIL TAX BAND D

£2,085.31

ABOUT THE WEST SIDE

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Surrounded by rolling Hertfordshire countryside, Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today it's a busy and bustling town with a selection of shops, the Howard Shopping Centre is located in the centre of Welwyn Garden City where you can find a selection of high street favorites including John Lewis, there is also a Waitrose and a Sainsbury's in the town. Welwyn Garden also has its own quaint cinema in the town centre, showing the latest films.



