86, Attimore Road

Welwyn Garden City,
Hertfordshire, AL8 6LP
£2,100 pcm

1st floor
Approx. Floor
Area 60.7 Sq.M.
(653 Sq.Ft.)

Total Approx. Floor Area 139.0 Sq.M. (1497 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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Ground floor
Approx. Floor
Area 78.3 Sq.M.
(843 Sq.Ft.)

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6NH
T: 01707 339146 | **E:** welwyngc@country-properties.co.uk
www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS

CHARMING DOUBLE FRONT GARDEN CITY DESIGN ... Four Bedrooms, Unfurnished Detached House, Garage and Off Road Parking. Close to popular schools.

- Classic Garden City Design
- Popular West Side location
- Fitted kitchen with appliances
- FOUR BEDROOMS
- SHOWER ROOM
- GARAGE
- OFF ROAD PARKING
- Good Size Rear Garden
- UNFURNISHED

Ground Floor

Entrance Hall

Original timber entrance door leading into the Entrance Hall. Wall mounted radiator. Wrap around staircase leading to the first floor. Ceiling lighting. Exposed block wood parquet flooring. Double glazed window to the front. Multi paned obscure glass door leading through to the Living Room. Door to large under stairs cloaks cupboard. Door to the Kitchen/Dining Room. Door to Living Room.

Living Room

Double glazed feature corner window to front. Continuation of the block wood parquet flooring. Exposed beam work. Feature open fire place with tiled and timber surround. Wall lighting. Picture rail. Wall mounted radiator. Double sliding doors opening through to the Dining Room.

Dining Room

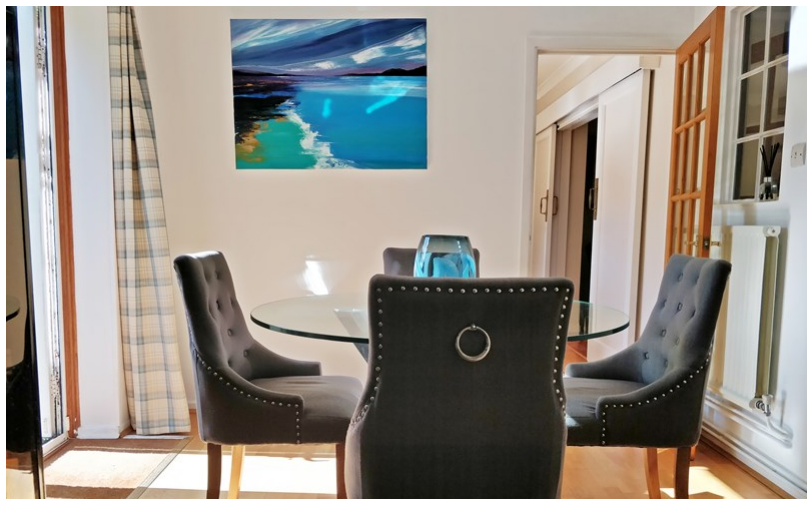
Double glazed sliding patio doors opening out to the garden. Engineered oak wood flooring. Wall mounted radiator. Wall mounted lighting. Multi paned door leading through to the Breakfast Room

Reception 2/Breakfast Room

Double glazed double doors opening out to the rear garden. Engineered oak flooring. Double wall mounted radiator. Part paneled ceiling. Archway leading through to the Kitchen/Diner.

Kitchen/Diner

Refitted with a range of matching wall and floor cupboards with complimentary Corian work surfaces over. One and a half bowl sink unit with drainer to side and chrome mixer tap over. Integrated dishwasher. Integrated double electric oven and grill. Four ring Miele electric hob with enclosed extractor hood over. Fully ceramic tiled splash backs. Counter top power points. Ceiling lighting. Additional work surfaces with space beneath for under counter fridge and plumbing for washing machine. Obscure glass double glazed door opening out to the side. Large under stairs pantry. Door to Entrance Hall.



Shower Room

Suite comprising of a corner shower cubicle with mains plumbed shower on mixer tap, low level WC and a wash hand basin atop a vanity unit with chrome mixer taps over. Ceiling lighting. Extractor fan. Built in storage cupboard.

First Floor

Landing

Wrap around staircase. Double glazed feature corner window overlooking Attimore Road. Exposed beams. Ceiling lighting. Wall mounted radiator. Access to loft via a drop down hatch. Door to airing cupboard housing the pressurised hot water cylinder with slatted shelving and timer controls. Door to linen cupboard with shelving. Doors to all rooms.

Master Bedroom

Double glazed windows to the rear aspect overlooking the gardens. Radiator. Ceiling lighting. Ceiling coving.

Bedroom Two

Double glazed window overlooking the rear garden. Wall mounted radiator. Wall lighting. Fitted triple wardrobes.

Bedroom Three

Double glazed window overlooking the rear garden. Wall mounted radiator. Ceiling lighting. Built in double wardrobe.

Bedroom Four

Double glazed feature corner window overlooking Attimore Road. Wall mounted radiator. Ceiling lighting. Exposed beam work. Built in double wardrobes.

Family Bathroom

Suite comprising of a panel bath unit with chrome mixer tap over and separate Aqualisa shower on riser to wall, chrome and glass splash screen, low level push flush WC and a pedestal wash hand basin with chrome mixer tap over. Inset ceiling spotlight downlighters. Chrome wall mounted ladder towel radiator. Built in storage cabinet. Two double glazed windows overlooking the front.

Exterior

Front Garden

Off street parking via the carriageway driveway.

Single Garage

Brick built single garage with up and over door. Light and power within.

Rear Garden

Well established garden with South Easterly aspect. Mainly laid to lawn with various flowers / shrub plantings to the borders and hedging to the boundaries. Raised pond with brick built surround and patio area providing space for outside dining and entertainment. Gated side access to front and personal door to garage.

Agency reference fees £210.00 for First Applicant and a further £102.00 for every subsequent person over the age of 18 who will reside in the property and is payable on return of applications, further fees of £42 (inc VAT) may be charged if a Guarantor is required. A deposit of 1.5 months rent is due on the move in date along with the first months rent. A check out fee of £96 (inc VAT) will be deducted from the deposit at the End of Tenancy.