



# 11 Attimore Close, Welwyn Garden City, Hertfordshire, AL8 6LN

- CHAIN FREE
- FULLY RENOVATED TO A HIGH STANDARD
- BESPOKE FITTED WREN KITCHEN WITH UNDERFLOOR HEATING
- 85FT SUNNY GARDEN
- PRIME WEST SIDE AL8 CUL-DE-SAC
- POTENTIAL TO EXTEND (STPP)
- TWO BATHROOMS
- PARKING
- CATCHMENT FOR APPLECROFT PRIMARY SCHOOL



## PROPERTY DESCRIPTION

**\*\*REFURBISHED AND CHAIN FREE\*\*** A beautifully presented 1930's traditional WEST SIDE Gem! Nestling at the very heart off of a prime CUL-DE-SAC. A turn the key property which has recently undergone total renovation to include a BESPOKE FULL APPLIANCED WREN KITCHEN, Fully re painted and carpeted, LANDSCAPED 85FT GARDEN and the bonus of TWO BATHROOMS. Such a charming home in a tranquil Setting. Attimore Close is a small close with plenty of parking and pretty hedgerows. Situated within CATCHMENT FOR APPLECROFT PRIMARY SCHOOL and Stanborough Senior. Handside shops are just around the corner and the close is just a short level walk into town where you will find the mainline station. A must see property to appreciate the homes beauty and position. WE HOLD KEYS VIEWINGS ARE FLEXIBLE.



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALL

All rooms leading off, stairs to first floor and timber cottage style door to front.

#### LIVING ROOM

Dual aspect room with window to front and French doors out to the garden. Spot lights to ceiling and upgraded carpet.

#### KITCHEN

A wonderful bespoke fitted kitchen. Finished in a sleek matte grey with J handle. Fully integrated with appliances to include: Bosch oven, inset 4 ring gas hob with extractor above. Fridge/freezer, Washer Dryer and the boiler is wall mounted inside a cupboard. Quartz worktops continue the modern feel. The floor is tiled and has the benefit of underfloor heating. Window and door to the decking.

#### SHOWER ROOM

A great addition! Corner shower, low level w/c and wash hand basin. For comfort there is a heated chrome towel rail, extractor and window for ventilation. The walls and floor are tiled.

### FIRST FLOOR

#### LANDING

Window to front elevation and loft access.

#### BEDROOM ONE

Upgraded carpet, window to rear aspect.

#### BEDROOM TWO

Upgraded carpet, airing cupboard, window to rear aspect.

#### BEDROOM THREE

Upgraded carpets, window to front elevation.

#### BATHROOM

Three piece white suite comprising panel bath with shower over, low level w/c and wash hand basin. Part tiled walls and there is a window for ventilation.

### OUTSIDE

#### REAR GARDEN

A beautiful sunny garden, mostly laid to lawn with well stocked borders. Measuring 85ft in depth. Upgraded decking area providing plenty of clean entertaining space. Gate to side providing access to the front.

#### FRONT GARDEN

Landscaped with pretty flower beds, lawn and natural stone stepping stones. Dedicated timber bin shed with concrete base. Light to porch.

#### PARKING ARRANGEMENTS

Unrestricted residents parking bays to the immediate front of the home.

#### COUNCIL TAX BAND D

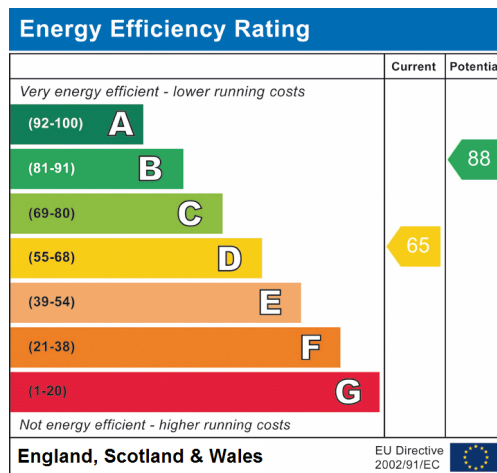
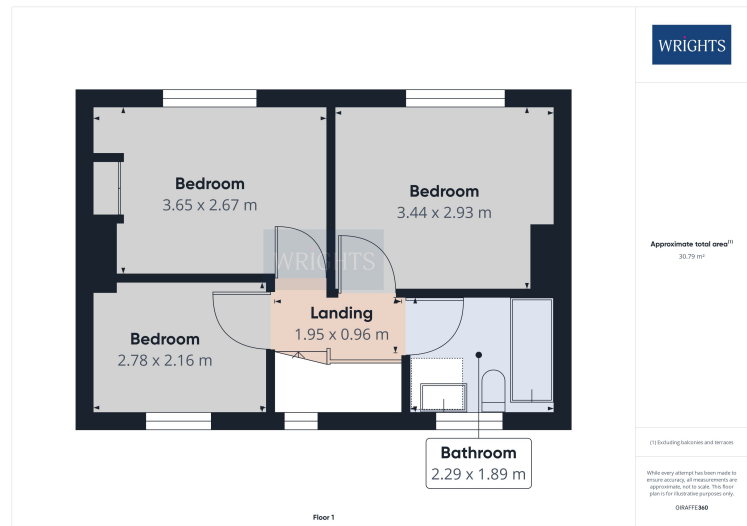
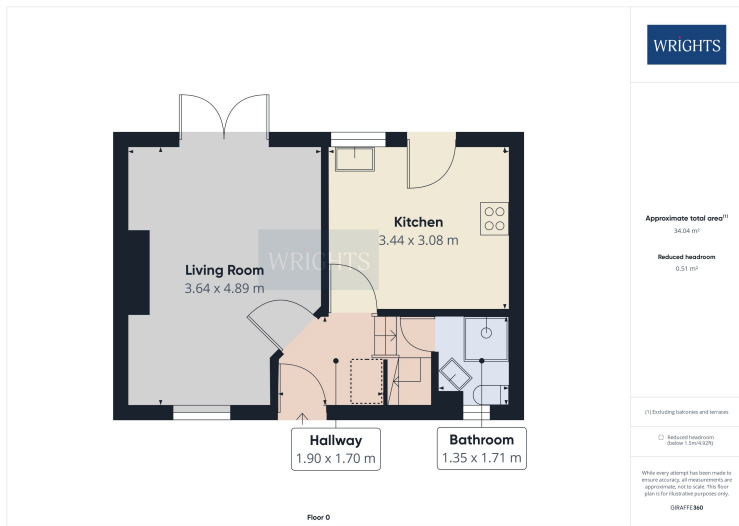
£2,085.31

#### ABOUT THE WEST SIDE

The 'West side' is the oldest part of Welwyn Garden where the houses are of a neo-Georgian design and laid along wide tree-lined grass verges. The spine of the town is Parkway, almost a mile long leading into the heart of the town centre. The scenic view along Parkway to the south was once described as one of the world's finest urban vistas with its historic fountain built for the Coronation of Queen Elizabeth II in 1953. On the outskirts of the West side is Sherrards Park Wood, large rural ancient woodland. Stanborough Park, a beautiful countryside park and water sports centre, covering an area of 126 acres. Gosling sports centre is a ground breaking 50 acre complex offering a diverse range of sports and leisure. A big attraction for living in the West side are the schools, in particular Templewood, Applecroft primary and Monks Walk secondary schools.



# FLOORPLAN & EPC



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