



# 16, Attimore Close

Welwyn Garden City,  
Hertfordshire, AL8 6LN  
Guide Price £585,000

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A HOME TO ENTERTAIN IN... This three bedroom West side home has been thoughtfully extended to provide a superb ground floor open plan space with a large kitchen and dining area with bifold doors leading out to the garden and its extensive patio. Refitted throughout the property offers great space in wonderful condition all in a highly sought after location.

- 3 GOOD SIZED BEDROOMS
- SOUGHT AFTER WESTSIDE CUL-DE-SAC
- EXTENSIVE GROUND FLOOR EXTENSION
- REFITTED KITCHEN / DINER
- GOOD SIZE REAR GARDEN
- FIRE ESCAPE WINDOWS TO THE REAR OF THE PROPERTY OPENING ALL 3 PANELS
- CLOSE TO GOOD LOCAL SCHOOLS

## Ground Floor

### Entrance Hall

Solid pine glass lady light window to entrance hall with antico flooring. Radiator. Stairs to first floor. Replacement UPVC double glazed Georgia style window to front. Door to cloakroom doors, to living room and kitchen.

### Cloakroom

Contrasting black and white ceramic floor tiling. Low level dual flush WC. Corner wash hand basin with decorative. Ceramic tiling to splash back. Radiator. Cupboard housing Worcester Bosch gas boiler. Replacement UPVC double glazed Georgian style window to front with obscured glass.

### Living Room

Continuation of the Amtico flooring. Replacement UPVC double glazed Georgian style window to front. Feature original cast iron fireplace. Television display unit with cupboard below. Open walkway through to dining area. Box seating with built in storage.

### Kitchen

Pastel coloured. Doors with leather. Pull strap handles. The kitchen offers ample storage space with integrated spice racks within larder unit. Covered with plumbing within for washing machine and separate tumble dryer. Built in fridge freezer. Built in double oven. Integrated induction hob with integrated extractor within. Marble worktops with ceramic double bowl butler sink with mixer tap over. Integrated rubbish and recycling bins. Integrated dishwasher. Recessed breakfast bar with breakfast stools and space for further free standing waste bin. Various spandrels and cupboard units. Sunken ceiling downlighters. UPVC double glazed skylight. Continuation of antique oak flooring. Television point. Bifold doors leading out onto garden. Wet underflooring heating throughout kitchen and dining room.



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## Dining Area

Continuation of the Amtico flooring. UPVC double glazed skylight. Sunken ceiling downlighters. Open plan to kitchen. Bifold doors leading out onto rear garden. Electronic controlled and rain sensitive skylights.

## First Floor

### Landing

Replacement UPVC double glazed window to front. Picture rail. Exposed original floorboards. Doors to bedrooms and bathroom.

### Bedroom One

Two replacement UPVC double glazed windows to rear. Radiator. Centre groove clad wall with two wall light points. Open fireplace. Wall mounted television point.

### Bedroom Two

Replacement UPVC double glazed Georgian style window to rear. Exposed original floorboards. Feature cast iron fireplace.

### Bedroom Three

Currently used as a dressing room. This good size single bedroom has two UPVC double glazed Georgian style windows to front. Exposed original floorboards. Full higher panel radiator. Fitted shelf and hanging unit within. The properties the original bulkhead for the stairwell. Which has been utilised with storage space within.

## Bathroom

Exposed original floorboards. Three piece suite comprising of a chlorine ball. Freestanding bath with mixer tap and telephone style shower attachment over. Porcelain wash hand basin with mixer tap over. insert within a point vanity cupboard with drawers and cupboards below. Low level dual flush WC. Radiator. Replacement UPVC double glazed Georgian style window to front with obscured glass. Electric wall mounted shaver point. Extractor fan.

## Outside

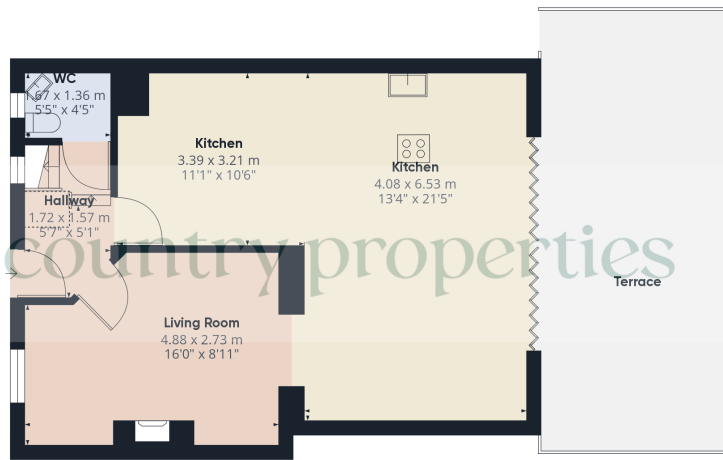
### Front Garden

Pathway leading to the front of the property with various flowers and shrubs to borders. Side alley access to garden.

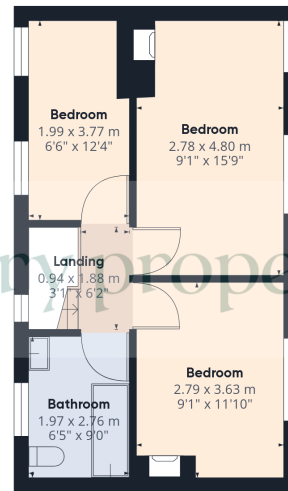
### Rear Garden

Accessed via bifold doors from the kitchen/diner. There is an extensive raised flagstone patio area with steps leading down to the garden which is mainly laid to lawn with various flowers, shrubs and trees to borders, including fruiting apple trees. Timber fence around. Timber summer house to the rear of the garden.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

97.12 m<sup>2</sup>  
1045.39 ft<sup>2</sup>

**Balconies and terraces**

30.54 m<sup>2</sup>  
328.73 ft<sup>2</sup>

**Reduced headroom**

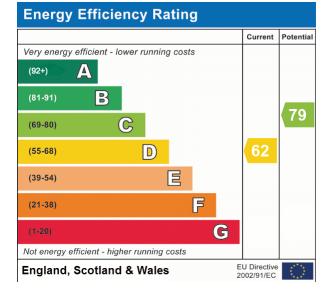
0.55 m<sup>2</sup>  
5.92 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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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

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