



76 Attimore Road, Welwyn Garden City, Hertfordshire, AL8 6LP

£1,650 Per calendar month

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Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

76 Attimore Road, Welwyn Garden City, Hertfordshire, AL8 6LP

A refurbished 3 bedroom family house in this sought after road on the favoured West Side of Welwyn Garden City. The accommodation includes living room, dining room, fitted kitchen and cloakroom. Upstairs are 3 bedrooms and a family bathroom. To the rear is a generous garden with large patio. To the front is a garage with driveway parking for 2 cars.

Kitchen 9'11" x 9'4" (3.03m x 2.86m)

Living room 14'7" x 12'0" (4.46m x 3.66m)

Dining room 12'0" x 10'0" (3.68m x 3.05m)

Bedroom 1 14'7" x 12'0" (4.46m x 3.66m)

Bedroom 2 12'0" x 10'0" (3.68m x 3.05m)

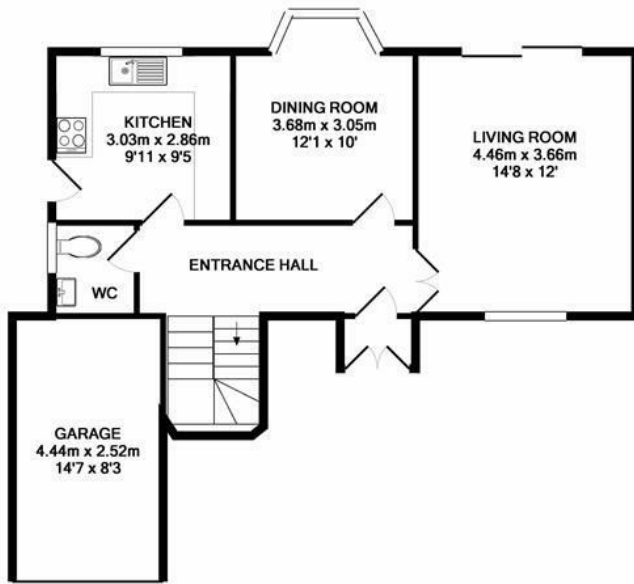
Bedroom 3 9'11" x 7'11" (3.04m x 2.43m)

Bathroom

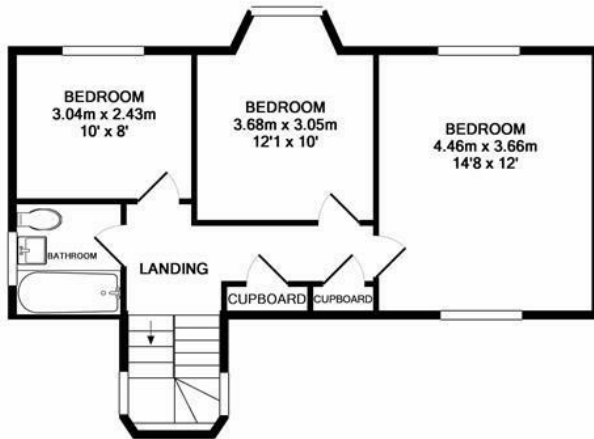
Cloakroom



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GROUND FLOOR
APPROX. FLOOR
AREA 59.7 SQ.M.
(643 SQ.FT.)

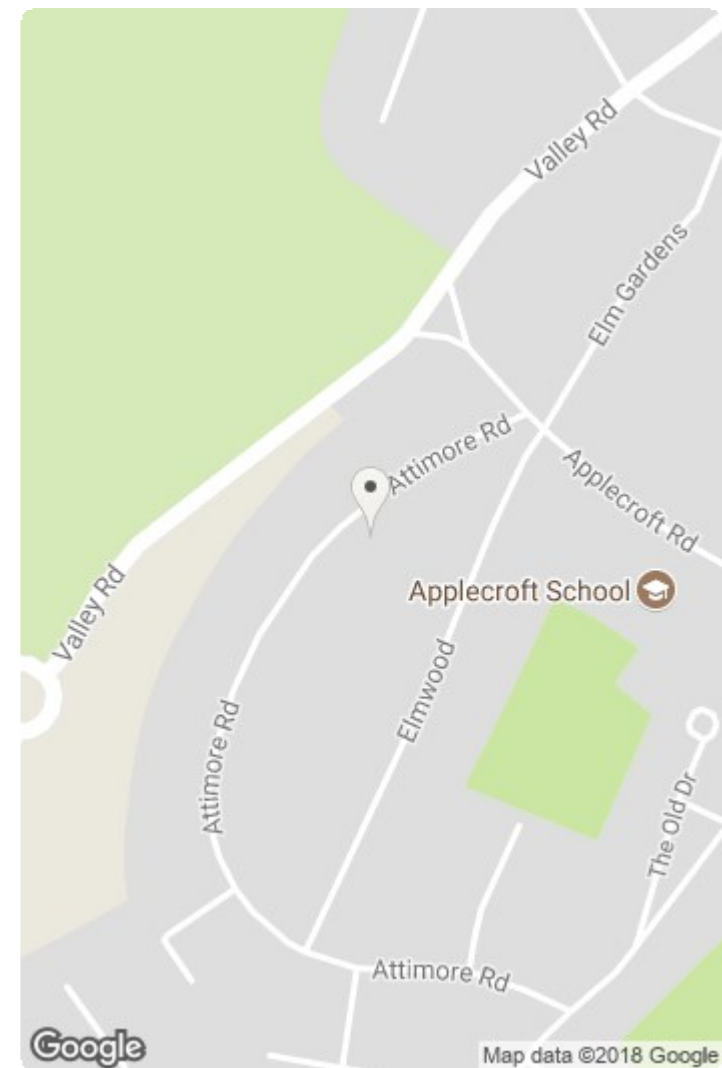


1ST FLOOR
APPROX. FLOOR
AREA 47.4 SQ.M.
(510 SQ.FT.)

TOTAL APPROX. FLOOR AREA 107.1 SQ.M. (1153 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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