



**Carnegie Estate Agents**

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

**£775,000**

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**Carnegie**

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

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

A well-proportioned three bedroom family home situated on the ever-popular Attimore Road, ideally positioned within easy walking distance of the highly regarded Applecroft School and local amenities. This attractive home offers spacious and well-balanced accommodation throughout, including a bright living room overlooking the rear garden, a separate dining room and fitted kitchen. Upstairs there are three good-sized bedrooms and a family bathroom. Externally, the property benefits from a generous rear garden, ideal for families and entertaining, together with a garage and driveway providing off-street parking. Attimore Road offers convenient access to the town centre, mainline station and surrounding green spaces. Applecroft School is just a short walk away, making this an ideal purchase for families looking to secure a home within this highly desirable school catchment area. Offered to the market with excellent potential for future improvement or extension subject to the usual consents.

**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**

### Agent note

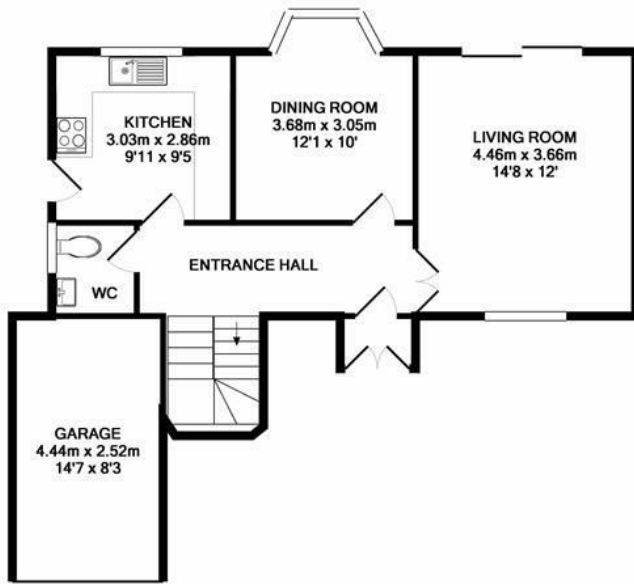
Some photographs have been digitally enhanced using AI technology to improve presentation and, in some cases, to illustrate how furniture may be arranged. These enhancements are illustrative only and do not alter the layout, structure, fixtures or condition of the property.



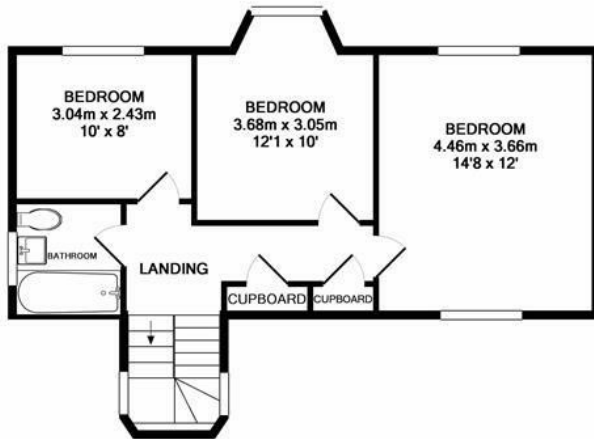
## Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

Company incorporated in England No. 4713968  
VAT No. 745 8368 91





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

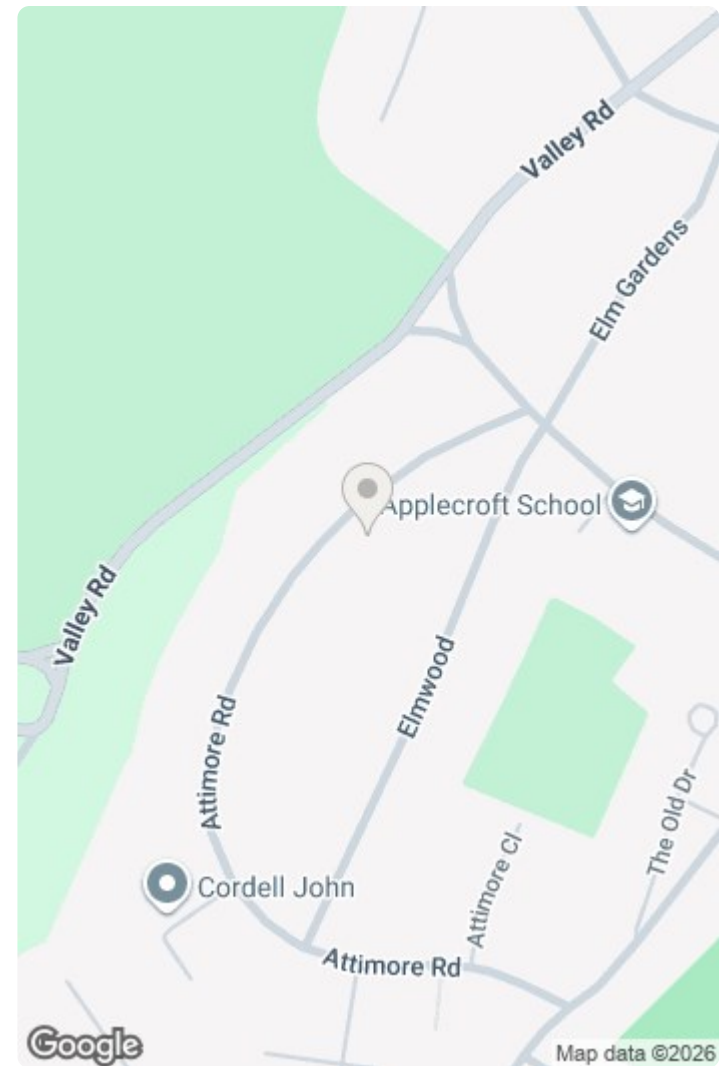


1ST FLOOR  
APPROX. FLOOR  
AREA 47.4 SQ.M.  
(510 SQ.FT.)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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