



## 7B The Hill Wheathampstead, AL4 8PW

A very appealing first floor apartment, forming part of a skilfully converted grade II listed character house, which is conveniently positioned just a short stroll from the village High Street shops and associated amenities, which include a selection of restaurants and bars, together with a range of shops that cater for your everyday needs.

**Guide price £450,000**

# 7B The Hill

## Wheathampstead, AL4 8PW



- A spacious first floor apartment forming part of an attractive grade II listed house
- Living room and separate dining room adjoining the kitchen
- Communal patio area under the shade from a stunning Copper Beech tree
- Independent entrance door access
- Main bedroom with en-suite shower room and spacious second bedroom
- Allocated parking
- Fitted kitchen with integrated appliances
- The main bathroom has a feature roll top 'ball and claw foot' bath
- Harpenden station and town centre (3 miles), St Albans City Centre (4.5 miles)

### ACCOMMODATION

Entrance Door

Staircase to first floor

### FIRST FLOOR

Landing

Living Room

12'3 x 12' (3.73m x 3.66m)

Dining Room

13'5 x 11'3 (4.09m x 3.43m)

Kitchen

12'3 x 8'1 (3.73m x 2.46m)

Bedroom One

12'3 x 11'4 (3.73m x 3.45m)

En Suite Shower Room

### Bedroom Two

14'9 x 12'4 (4.50m x 3.76m)

### Main Bathroom

### EXTERNALLY

Allocated Parking

Communal garden area to rear



Directions



## Floor Plan

### First Floor

Approx. 91.0 sq. metres (980.0 sq. feet)



Total area: approx. 91.0 sq. metres (980.0 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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