



## 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

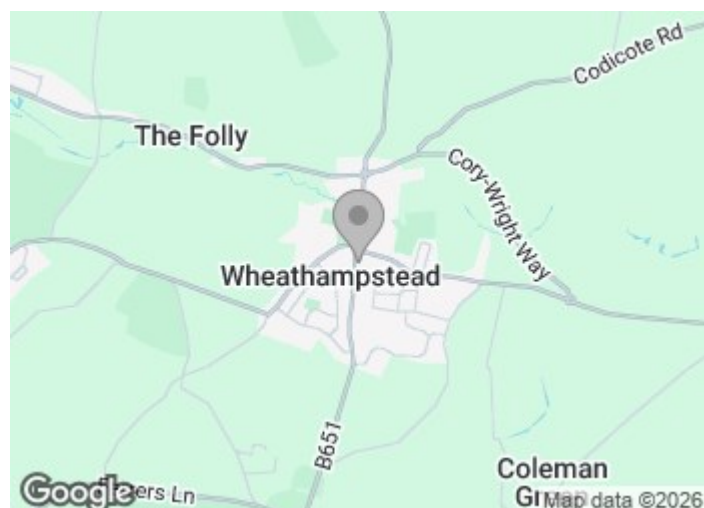
14'9 x 12'4 (4.50m x 3.76m)

Main Bathroom

### EXTERNALLY

Allocated Parking

Communal garden area to rear



Directions





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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

