



**Cassidy  
& Tate**  
Your Local Experts

The Hill, Wheathampstead, Hertfordshire, AL4 8PS  
**Guide price £450,000**



A good sized three bedroom cottage style house. The property benefits from a large lounge and kitchen/diner. There is an upstairs bathroom, double glazing and gas central heating. Outside there is off road parking and a garage. Wheathampstead is a thriving village surrounded by rolling countryside yet close to all major communication links including the Thameslink railway station less than three miles away in Harpenden. There are three primary schools within the village. The brand new Katherine Warrington senior school is less than 2 1/2 miles away.

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## Introduction

Accommodation comprises: Porch, Entrance Lobby, Lounge, Kitchen / Diner, Three Bedrooms, Bathroom, Rear Garden, Frontage with Parking for One Car, Garage

## Ground Floor Accommodation

### Entrance Porch

Double glazed composite front door through to entrance porch. Double glazed window to side. Electric storage heater. Multipanelled glazed doors through to:

### Lounge 22'0 x 13'5 (6.71m x 4.09m)

Brick chimney breast. Raised hearth. Feature brick exposed wall. TV point. Radiator. Georgian style double glazed window to front. Georgian style double glazed window to rear. Georgian style double glazed casement doors to rear. Telephone point. Open tread staircase to first floor landing. Door through to:

### Kitchen / Diner 22'0 x 7'10 (6.71m x 2.39m)

Range of wall and base mounted units with work surfaces over incorporating one and a half bowl sink unit with mixer tap and drainer. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge freezer. Built-in electric oven with matching four ring burner gas hob and extractor hood over. Radiator. Breakfast bar area. Wine rack. Georgian style double glazed window to front. Georgian style double glazed window to rear.

## First Floor Accommodation

### First Floor Landing

Doors to:

### Bedroom One 12'8 x 10'5 (3.86m x 3.18m)

Double glazed Georgian style dormer window to front. Radiator. Telephone point. Built-in mirror fronted wardrobes with shelf and hanging space.

### Bedroom Two 13'5 x 8'11 (4.09m x 2.72m)

Built-in mirror fronted wardrobes with shelf and hanging space. Radiator. Velux window to rear. Telephone point.

### Bedroom Three 9'0 x 8'0 (2.74m x 2.44m)

Georgian style double glazed dormer window to front. Radiator. Built-in wardrobe with shelf and hanging space. Telephone point.

### Bathroom

Comprising low level flush WC. Wash-hand basin with mixer tap and tiled splash-backs. Separate shower cubicle with shower over. Tiled splash-backs. Two Velux windows to rear. Loft hatch. Electric shaver point. Cupboard housing thermal store for solar panels. Radiator.

## Exterior

### Frontage

Off road parking. Path to front door. Outside courtesy lighting.

### Rear Garden

Paved patio area with gated access to passageway leading to garage. Timber shed. Outside water tap. Range of shrubs and plants.

## Garage

To the neighbouring side of the property there is a garage with up and over door.

## EPC

Rating

## Disclaimer

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

## Council Tax Rating

St Albans District Council

## Council Tax Band

E

## Council Tax Charge

£2289.77





