



**The Hill  
Wheathampstead  
St Albans  
Hertfordshire  
AL4 8PR**

**Offers In Excess Of £690,000**

**bettermove**

# The Hill

## St Albans

Bettermove are proud to present this 5 bedroom terraced house in St Albans available with no forward chain.

The property benefits from double glazing, air source heat pump heating throughout and has off street parking available for 2 cars with an EV charge point.

The council tax band is tbc.

The interior of this beautifully presented property comprises a spacious open plan kitchen living area, w/c and utility room on the ground floor. The first floor consists of 2 bedrooms, each with an en-suite shower or bathroom. The second floor holds 3 further bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Wheathampstead, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A1(M), Harpenden train station and many local bus routes.

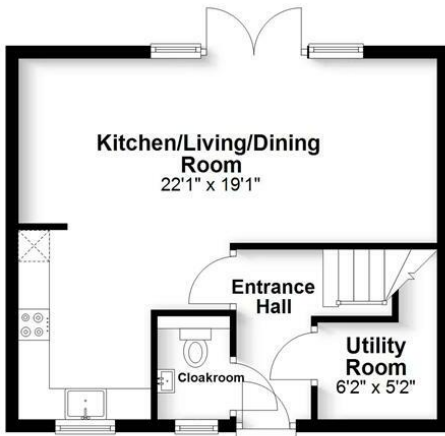
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

Whilst the property has drainage to the public sewer there are surface & foul pump stations fitted which require an annual service for all three houses circa £1500 plus VAT. Japanese knotweed was removed from the site prior to construction in 2022 and there is a 10 year insurance plan in place.



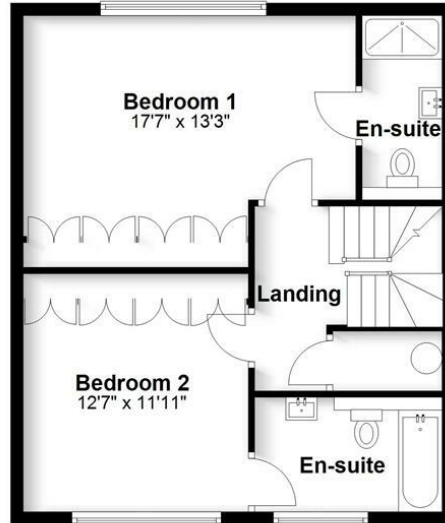
### Ground Floor

Approx. 421.4 sq. feet



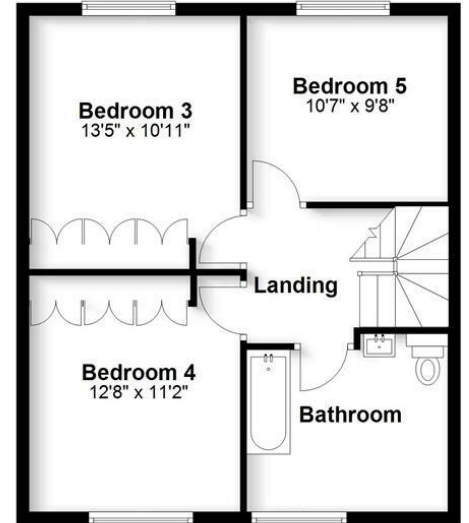
### First Floor

Approx. 578.9 sq. feet



### Second Floor

Approx. 576.3 sq. feet



Total area: approx. 1576.6 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>81</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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