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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CULVER ROAD
ST ALBANS
AL1 4EB

Guide Price £850,000

EPC Rating: G Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Set within the heart of Bernards Heath, in a popular central conservation area is this 2154 sq ft, five bedroom, Victorian, mid terrace home. A superbly appointed property which has been the subject of much improvement by the current owners, who have managed to mix a blend of modern living with fine character features, and a design creating an excellent sense of space, conducive to family life. At the 'hub' of the home is the fabulous open plan kitchen/dining/family room where the family can come together in a casual/relaxed atmosphere, whilst bi-folding doors open to bring the outside in. A separate lounge, with feature open fireplace, makes for a cosy and comfortable room. Four of the five bedrooms are situated on the first floor and are served by the stylish family bathroom, whilst the fifth bedroom is located on the second floor with a shower room. A professionally landscaped, courtyard style rear garden complements the property beautifully, and a block paved driveway provides off road parking to the front.



Total area: approx. 200.2 sq. metres (2154.7 sq. feet)
For guidance purposes only. Not to scale.
Plan produced using PlanIt.



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.

Perfect Fusion of Location And Way of Living



Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Specialists in Bespoke Properties

- Period Style Property
- Master Bedroom En-Suite
- Front Lounge With Features
- Study/Office
- Five Bedrooms Over 3 Floors
- Kitchen/Living/Dining Room
- Utility Room & Cloakroom
- Off Street Parking

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



