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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CULVER ROAD
ST. ALBANS
ALI 4ED

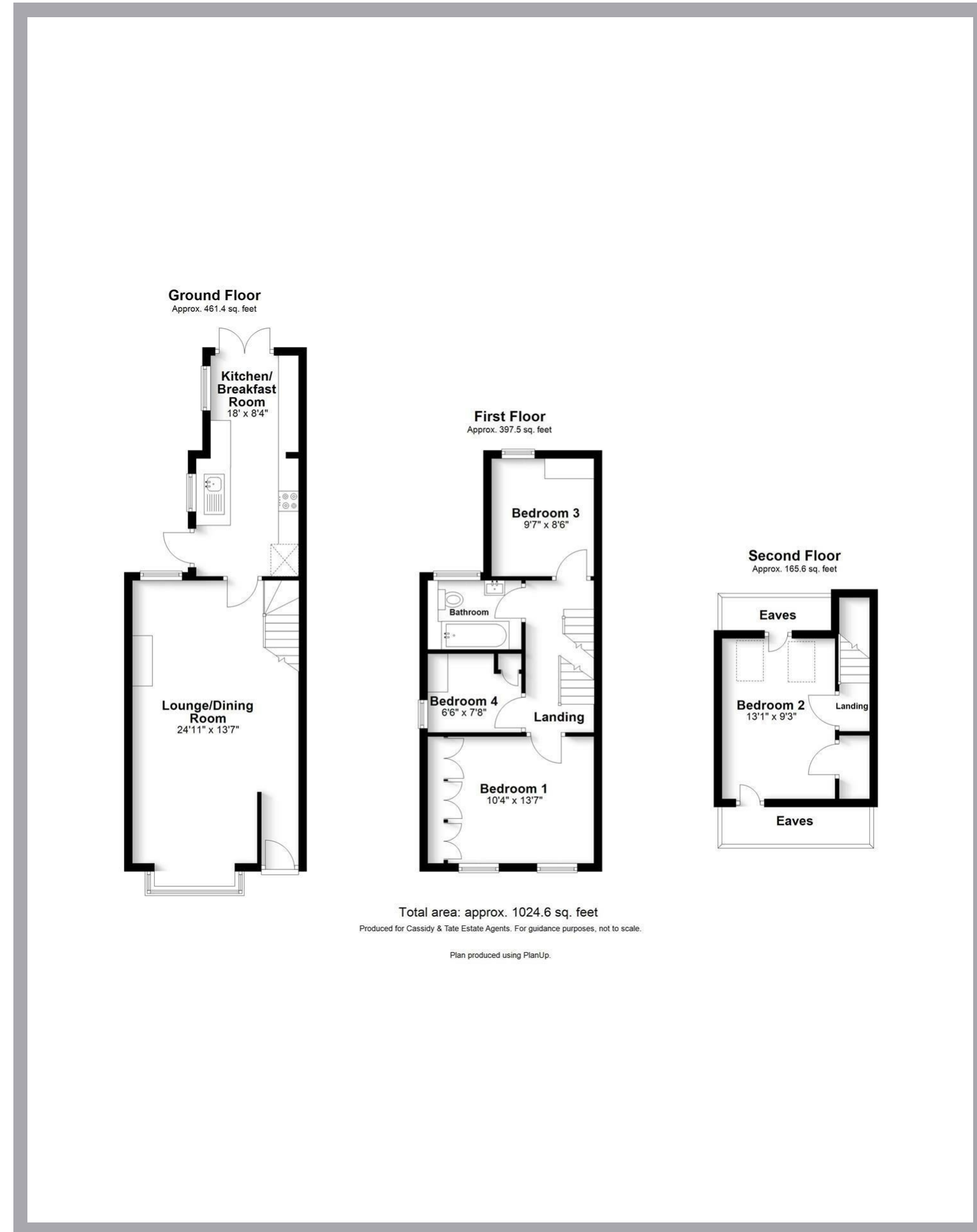
Price Guide £775,000

EPC Rating: E Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the highly sought-after Culver Road, this charming end-of-terrace period cottage offers an exceptional blend of character, space, and modern-day convenience. Dating back to 1900 and extending to approximately 1,227 sq. ft., the property has been thoughtfully arranged to create a warm and welcoming family home in one of St. Albans' most desirable residential locations. The accommodation is both spacious and versatile, centred around a generous reception room that provides the perfect setting for relaxing with family or entertaining guests. The property boasts four well-proportioned bedrooms, served by a family bathroom, offering ample space for growing families, those working from home, or visiting guests. Positioned just a short stroll from the picturesque Bernards Heath and the highly regarded Bernards Heath Junior School, the property is ideally placed for families seeking excellent educational opportunities. St. Albans vibrant city centre and the mainline railway station are also within easy reach, providing a superb selection of shops, restaurants, leisure facilities, and fast commuter links into London. Combining period charm, practical living space, and an enviable location, this delightful cottage presents a rare opportunity to acquire a characterful home in the heart of St. Albans.



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

- Four Bedroom Cottage
- Walking to City Centre
- 50ft Garden
- School Catchment Area
- Extended
- End-Of-Terrace
- Well-Appointed Kitchen
- Open Plan Living/Dining Room
- Walking to Bernards Heath
- Walking To Station

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



