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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CULVER ROAD  
ST. ALBANS  
ALI 4ED

Asking Price £785,000

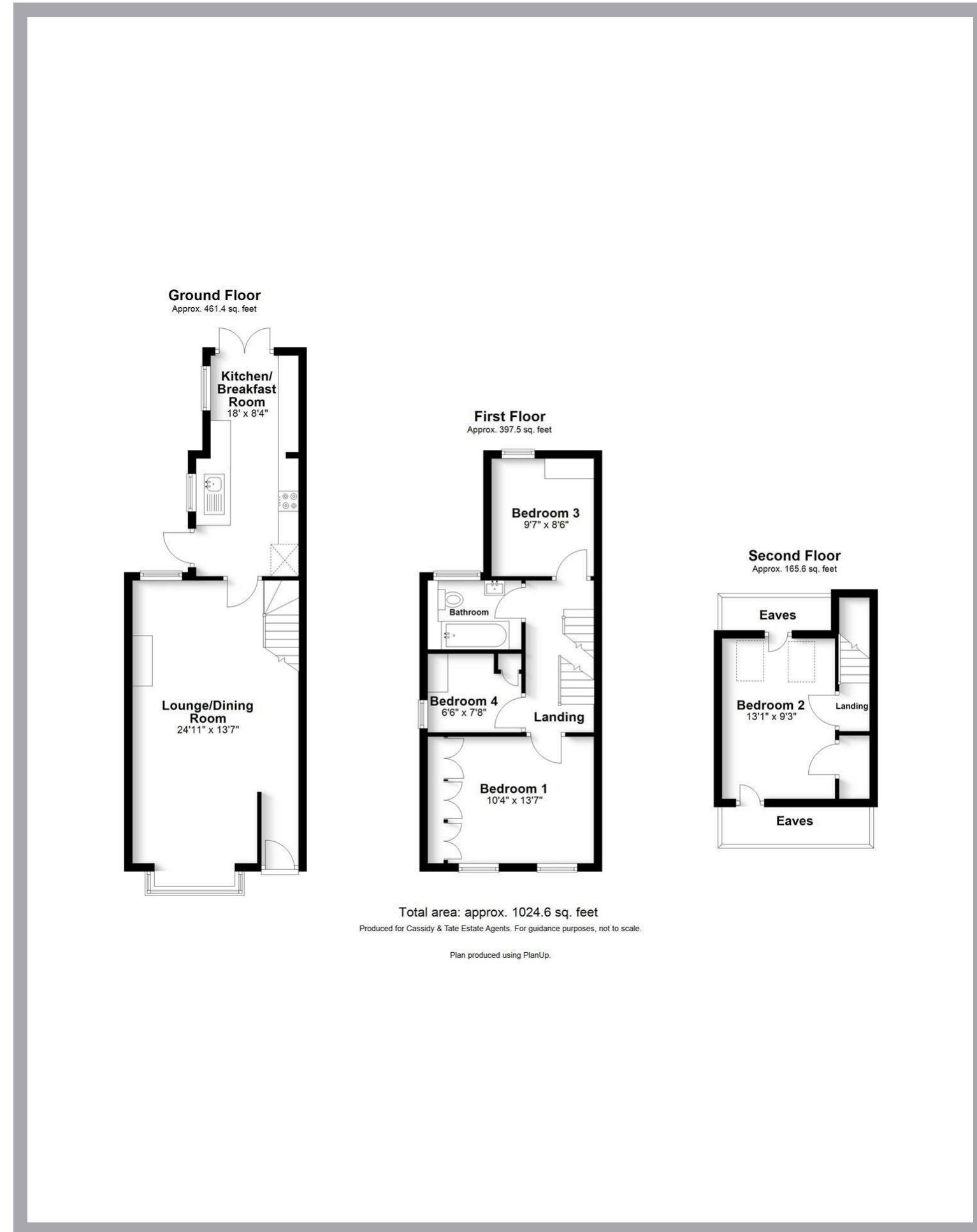
EPC Rating: E Council Tax Band: E



# All The Ingredients Needed For A Fabulous Lifestyle

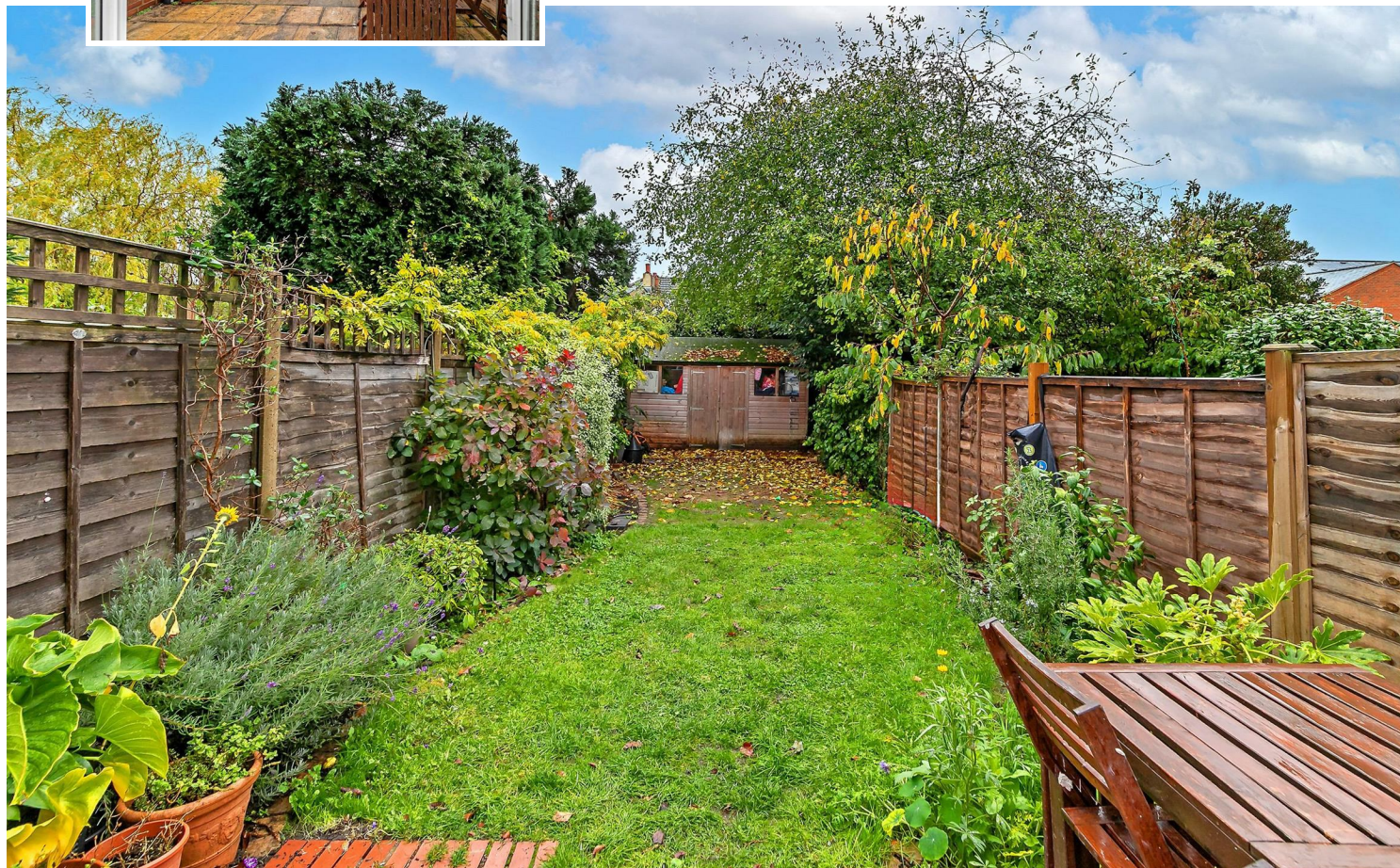
Located on the desirable Culver Road, this attractive end of terrace cottage beautifully combines period charm with modern comfort. Dating back to 1900 and extending to approximately 1,227 sq. ft., the home offers generous and well-planned accommodation ideal for family living. A spacious reception room provides a warm and welcoming setting, perfect for both everyday living and entertaining. The property features four well-proportioned bedrooms and a family bathroom.

The location is particularly appealing for families — within walking distance of Bernards Heath and the highly regarded Bernards Heath Junior School. St. Albans city centre and the mainline train station are also close by, offering excellent commuter links and easy access to shops, restaurants, and local amenities. With its blend of character, comfort, and convenience, this charming cottage represents a wonderful opportunity to secure a home in one of St. Albans' most sought-after areas.



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
- End-Of-Terrace
- Well-Appointed Kitchen
- Open Plan Living/Dining Room
- Walking to Bernards Heath

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

Free Online Valuation



