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Cassidy
& Tate
Your Local Experts



Award Winning Agency

UPPER CULVER ROAD
ST. ALBANS
AL1 4EE

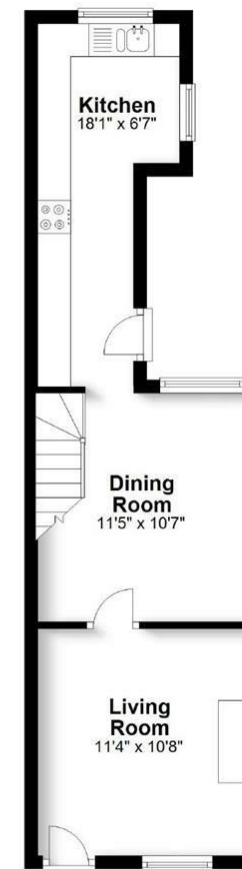


All The Ingredients Needed For A Fabulous Lifestyle

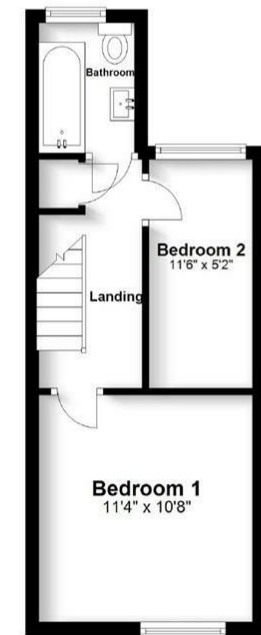
Nestled within a cul-de-sac location in the much sought after Bernard's Heath area is this lovely Victorian two bedroom, mid terraced property which has been extended to the rear providing elegant and well proportioned living accommodation, whilst retaining some period detail. The property is arranged on two floors with entrance door into the living room, door into a separate dining room which in turn is open to the kitchen. With obtaining the relevant planning consents, there is the possibility to 'open up' the two reception rooms and create an 'open plan' downstairs (stpp). Upstairs are two bedrooms and a family sized bathroom. The property is presented in a lovely decorative order throughout. Charming features such as solid wood flooring and a feature fireplace, create a cosy feel, while a neutral decor allows for a modern twist. Outside is a low maintenance rear garden enclosed by timber boundary fencing with patio area and rear gated access. There is also a garden shed, Outside floodlight and water tap. To the front of the property is a small area with ornamental stones and a picket style fence. Upper Culver Road is conveniently located for ease of access to the city centre with its extensive shopping and leisure facilities, within the catchment of good schools and near to the mainline railway station.



Ground Floor
Approx. 348.7 sq. feet



First Floor
Approx. 278.6 sq. feet



Total area: approx. 627.3 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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



Cassidy&Tate

Specialists in Bespoke Properties

- Character Terraced Cottage
- Two Bedrooms
- Two Separate Receptions
- Attractive First Floor Bathroom
- Rear Garden With Access
- Quiet Cul De Sac Location
- Close To Bernards Heath
- CHAIN FREE

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

