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Cassidy  
&Tate  
Your Local Experts



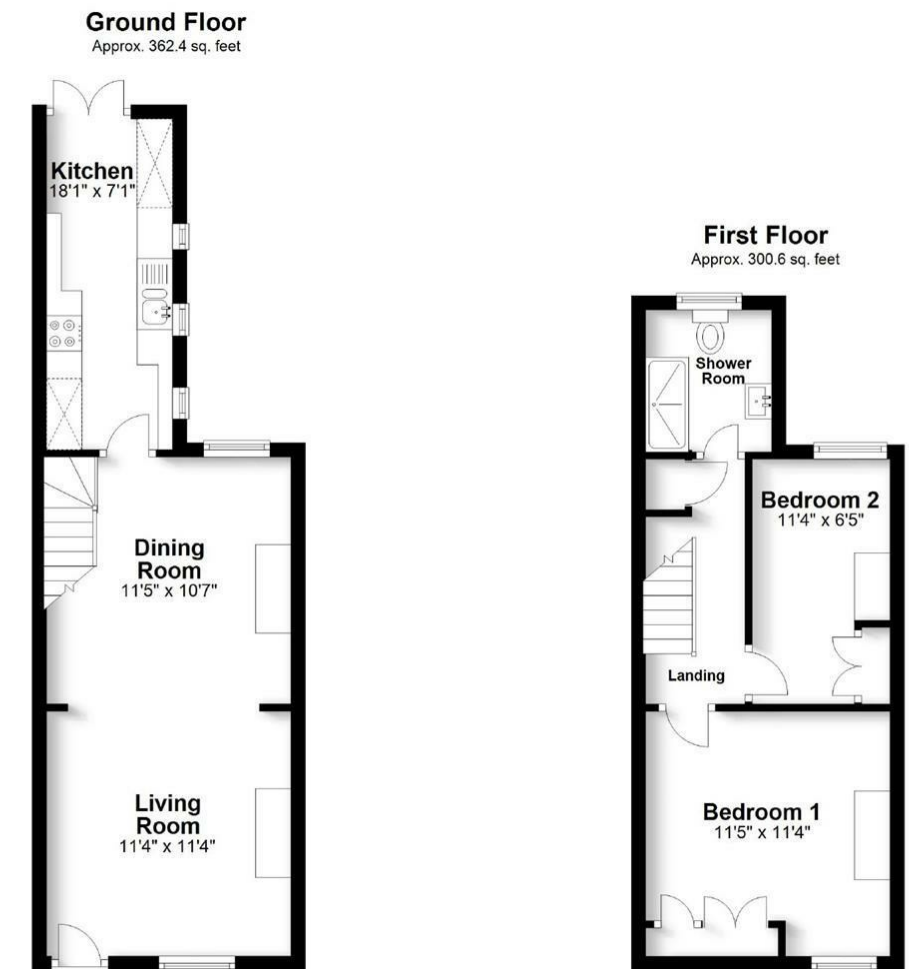
Award Winning Agency

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 dining room which in turn leads to the modern integrated kitchen. 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 feature fireplaces, 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, 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.



Total area: approx. 662.9 sq. feet

For Identification purposes only. Not to scale. GARAGE is included in square footage.  
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

- Victorian Terraced Cottage
- Through Lounge/Dining Room
- Refitted Kitchen
- Two Bedrooms
- First Floor Bathroom
- Good Size Garden
- Good Condition Throughout
- Quiet Location

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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