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Cassidy  
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Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

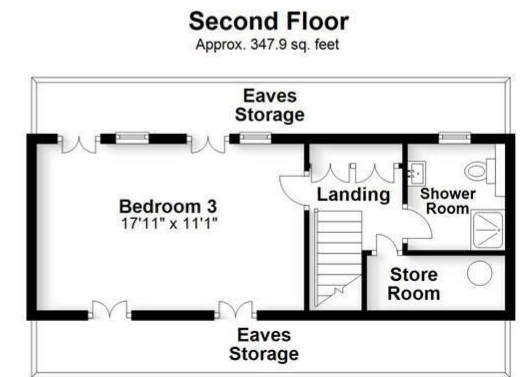
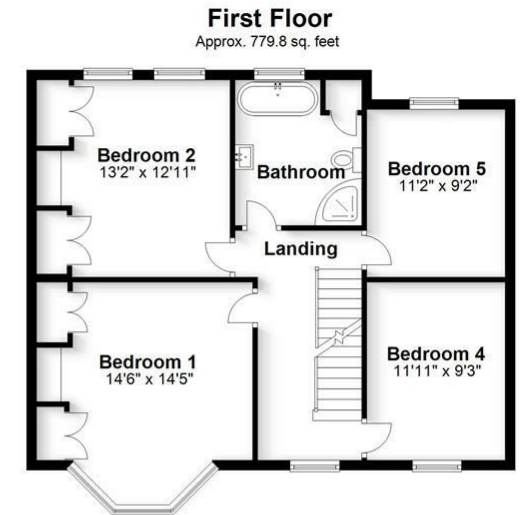
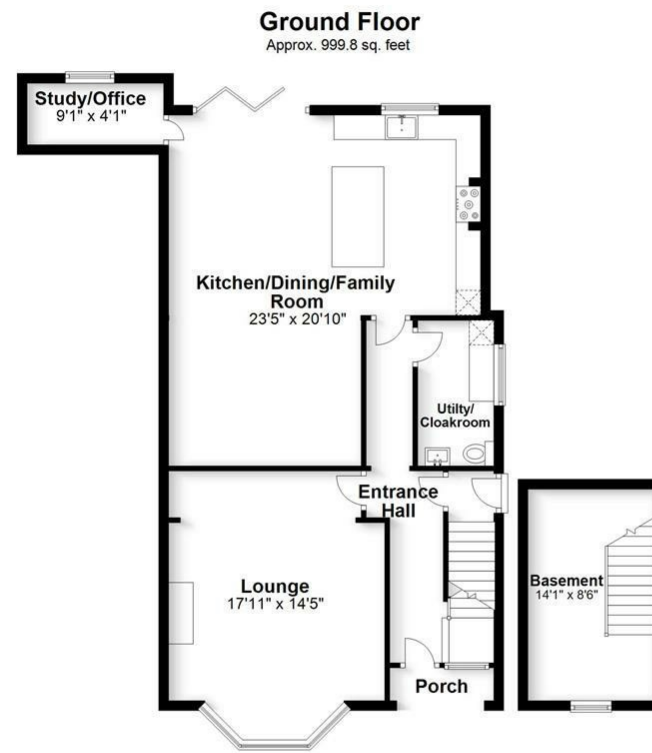
CULVER ROAD  
ST. ALBANS  
AL1 4EB

Offers In Excess Of £1,000,000



# All The Ingredients Needed For A Fabulous Lifestyle

An impressive Victorian terraced townhouse in a highly desirable location that offers both convenience and popularity. Step inside this remarkable property and you'll find spacious accommodation spread over four floors. The entrance is adorned with a storm porch leading to a welcoming hallway, which grants access to the main living spaces. At the front of the house, you'll discover a delightful bay-fronted sitting room boasting a magnificent fireplace, while to the rear, an open-plan kitchen/breakfast room awaits. This family-friendly space features distinct dining and living areas and benefits from a roof light that floods the room with natural light. Bi-fold doors open to the courtyard garden, creating a seamless indoor and outdoor living connection. On this level, you'll also find a small home office, a well-proportioned utility/laundry room, and a cloakroom, completing the picture of convenience and functionality. The lower ground floor offers versatility, serving as a library/study. Equipped with windows to the front and side, this room presents endless possibilities for various uses. You'll discover four generously proportioned double bedrooms and a spacious family bathroom on the first floor. Ascend further to the second floor, where a helpful loft room, currently utilized as a fifth bedroom, awaits. You'll also find a shower room and a walk-in storage area here. Outside, the house boasts an attractive bay-fronted period façade. St Albans is a historic city located in Hertfordshire, England. It is known for its rich history, dating back to Roman times when it was known as Verulamium. The city has several notable landmarks and attractions, including the magnificent St Albans Cathedral, one of the country's oldest and most impressive cathedrals.



Total area: approx. 2127.5 sq. feet  
Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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



## Specialists in Bespoke Properties

- Five Bedrooms
- Basement/Study
- Front & Rear Garden
- Freehold
- Three Bathrooms
- Kitchen/Family/Diner
- Council Tax F £3,025pa
- EPC D

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>	
Not energy efficient - higher running costs	
59	78
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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



