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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 quiet cul-de-sac location in the much sought after Bernard's Heath area is this lovely Victorian three bedroom, end terraced property which has been extended to the rear providing elegant and well proportioned living accommodation, whilst retaining some period character. The property is arranged on two floors with separate reception areas with the lounge to the front and dining room to the back which is open plan flowing into the kitchen/breakfast room. There are three bedrooms and a modern bathroom to the first floor. Outside there is a purpose built Garden room set to the rear of the beautifully presented rear garden. Charming features such as wood panel flooring and a feature fireplaces create a cosy feel, while a neutral decor allows for a modern twist. 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. 609.8 sq. feet



**First Floor**  
Approx. 375.6 sq. feet



Total area: approx. 985.4 sq. feet

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



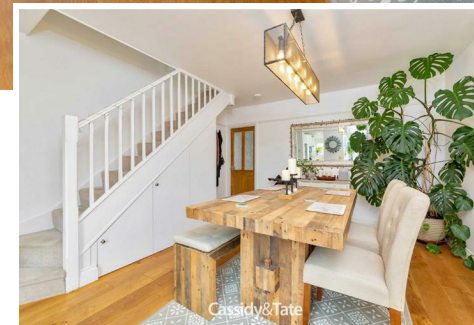
## Why Cassidy & Tate

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



## Specialists in Bespoke Properties

- Character With Three Bedrooms
- Two Reception Rooms
- Modern Integrated Kitchen
- Open Plan Conservatory
- First Floor Bathroom
- Garden Studio/ Office
- Excellent Condition Throughout
- Front & Rear Gardens

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>		
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