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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CULVER ROAD
ST. ALBANS
AL1 4ED

Asking Price £935,000

EPC Rating: D Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

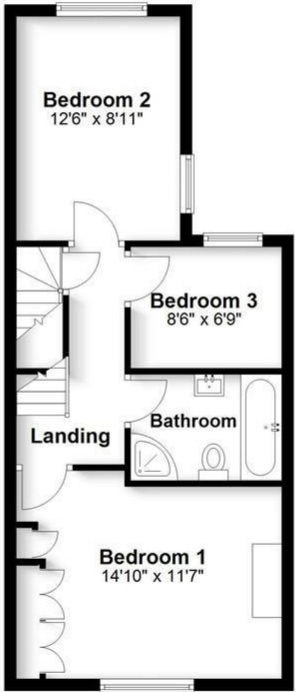
Located on desirable Culver Road in the sought after Bernards Heath area of St Albans, this elegant bay fronted period home offers stylish and generous accommodation on three levels. On the ground floor, there is a welcoming lounge with feature wood burner flowing into a dining room ideal for both entertaining and relaxed family living. The contemporary kitchen has modern internal appliances and French doors leading to the redesigned rear garden. There is also a downstairs cloakroom and useful utility room with side access. On the first floor, there are three bedrooms with modern bathroom. The loft has been skilfully converted to provide a principal bedroom with eaves storage and Velux windows. The attractive 60' rear garden has been landscaped and ideal for outdoor entertaining. Within easy walking distance of Bernards Heath, the City centre, and a selection of highly regarded JMI schools, and with excellent transport links into London nearby, this property presents a rare opportunity to acquire a characterful home in a prime and convenient setting.



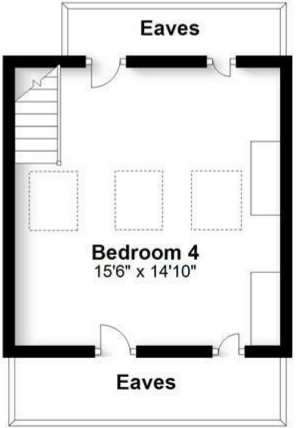
Ground Floor
Approx. 583.8 sq. feet



First Floor
Approx. 472.2 sq. feet



Second Floor
Approx. 230.1 sq. feet
(excluding Eaves, Eaves)



Total area: approx. 1286.0 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

- Semi-Detached Cottage
- Walking to City Centre
- Convenient For Station
- Bernards Heath JMI
- Four Bedrooms
- Stylishly Presented
- Period Features
- Redesigned Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



