



## Culver Road

A Two Bedroom Victorian House in St Albans



# Two Bedroom & Loft Room Victorian House in Bernards Heath St Albans

£700,000

- Two Bedrooms • Loft Room • Open Plan Living Room and Dining Room • Kitchen • Family Bathroom • Delightful Rear Garden • Walking Distance of Mainline Station and City Centre •
- Close Proximity to Local Schools • Popular Bernards Heath Location •

An attractive Victorian two bedroom home offering beautifully presented accommodation on popular Culver Road. The accommodation comprises open plan living room and dining room, kitchen, two bedrooms plus loft room and family bathroom. There is a delightful rear garden with lawn and patio area. Culver Road is conveniently located for easy access to St Albans city centre and is also within walking distance of the mainline station. Within close proximity is desirable Bernards Heath school and local amenities.





## Walking Distance of St Albans Mainline Station and City Centre

### Ground Floor

An attractive entrance door opens to an entrance hallway with high ceilings and stairs to the first floor. A door leads into the stylish open plan living/dining room with stripped wooden floorboards throughout. The spacious living room boasts bay window over the front aspect which floods the room in natural sunlight. The dining room features a fireplace with log burning stove and window over the side/rear garden as well as access to under-stairs storage. The stylish kitchen is finished to a high standard and is fitted with a range of white high gloss units with complementary worktop over and stainless steel appliances including double oven and gas hob as well as integrated fridge/freezer. There is also a breakfast bar and space/plumbing for a washing machine as well as a back door which opens into the rear garden.

### First Floor

From the entrance hall a returning staircase ascends to the first floor where two of the bedrooms and the bathroom lead off the landing. The master bedroom is an elegantly presented double bedroom boasting two sash windows over the front aspect and built-in wardrobe. Bedroom two offers a view over the rear garden. The beautifully presented family bathroom, with frosted sash window, is partially tiled and features a modern white suite including a free-standing bath with rainfall shower over and glass screen, WC and traditional-style vanity basin unit.

### Second Floor

A paddle staircase leads up to the second floor from the first floor landing where there is a loft room, with Velux windows which flood the room in natural light.

### Exterior

The property is set back from the road with private frontage and path leading to the front door.

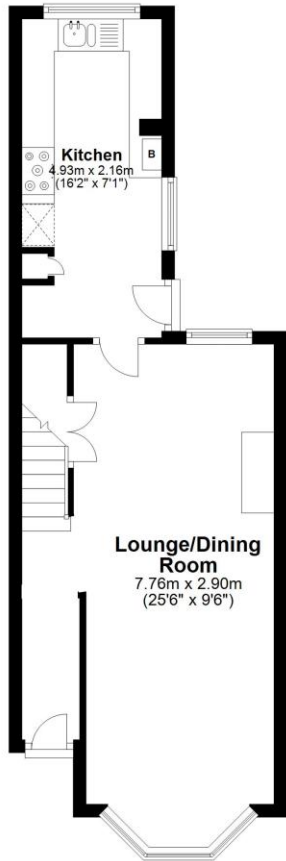
The beautifully landscaped rear garden, accessible via the kitchen, is mainly laid to lawn, bordered by shrubs and wooden fencing with a fabulous patio area for summer entertaining.





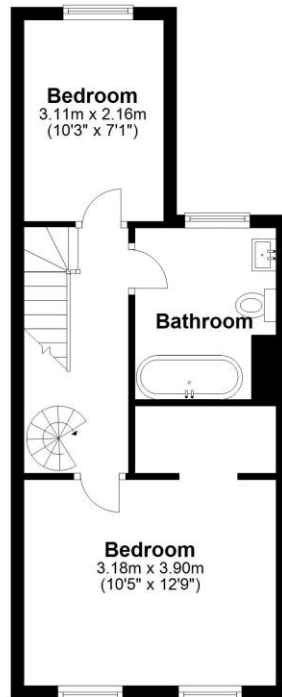
### Ground Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



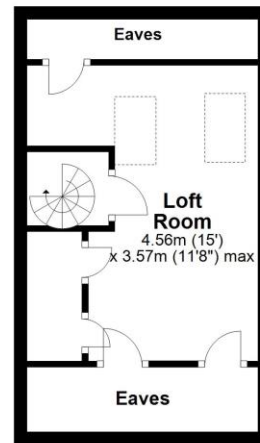
### First Floor

Approx. 34.5 sq. metres (371.3 sq. feet)



### Second Floor

Approx. 23.0 sq. metres (247.8 sq. feet)



Total area: approx. 95.4 sq. metres (1026.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

[www.louisesaunders.co.uk](http://www.louisesaunders.co.uk)

T: (01727) 833381

E: [louise@louisesaunders.co.uk](mailto:louise@louisesaunders.co.uk)



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