



# Upper Culver Road

A Two Bedroom Victorian House in St Albans

# A Two Bedroom Cottage in popular Bernards Heath

£575,000

- Two Bedrooms • Upstairs Bathroom • Living Room • Dining Room • Kitchen • Private Garden •
- Walking Distance to Town Centre & Station •
- Bernards Heath Area • Quiet No Through Road •

A traditional Victorian terrace house with two bedrooms and a wealth of period features which combine beautifully with modern conveniences. The accommodation has been renovated to a high standard and comprises kitchen and living room, dining room to the ground floor, then two bedrooms and a family bathroom to the first floor. The pretty garden features a patio and lawn area. Upper Culver Road is a quiet, no through road set in the St Albans conservation area and in close proximity to desirable Bernards Heath Infants School as well as a number of local shops and amenities. A popular, central location, Upper Culver Road is within walking distance of both St Albans city centre and Mainline Station.





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

### Ground Floor

The front door leads into the beautifully presented living room with window to the front aspect and features a feature fireplace. There is a wooden door leading into the dining room with a window overlooking the rear garden. Beyond the dining room is the kitchen which has been recently fitted and features a modern range of base and wall-mounted units with complementary worktops. There are a range of integrated appliances including induction hob, electric oven, wine fridge and dishwasher. The kitchen, with glazed door onto the garden and windows to the rear and side aspect, is flooded in natural light.

### First Floor

Stairs lead from the dining room to the first floor landing. There are two bedrooms and stylish family bathroom. The first bedroom overlooks front aspect and is a good size double. The second bedroom has a window overlooking the pretty rear garden. The family bathroom has been recently fitted with a white suite comprises a bath with overhead shower and glass shower screen, wc and wash hand basin with vanity unit.

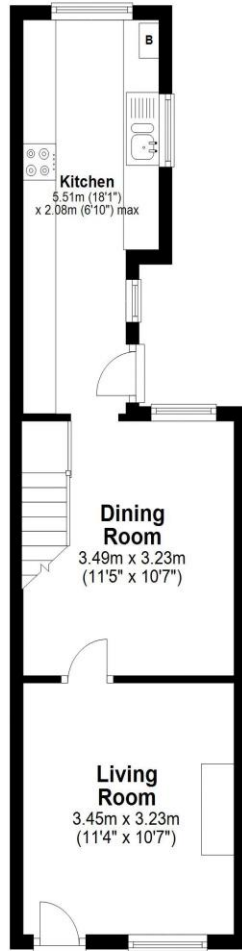
### Exterior

There is a beautiful rear garden accessed via the back door in the kitchen. The garden is mainly laid to lawn with a patio area by the house ideal for summer entertaining. The lawn is bordered by wooden fencing and shrubs.



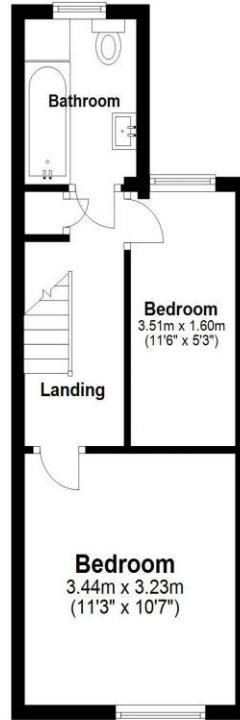
### Ground Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



### First Floor

Approx. 26.8 sq. metres (288.1 sq. feet)



Total area: approx. 59.8 sq. metres (643.2 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		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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