



HEARTWOOD  
HOMES

# Upper Culver Road, St. Albans, AL1 4EE

£600,000

2 1 1



This charming period home stands out from the rest on the street, thanks to a flying freehold that gives you a lot more space than most two-beds in the area. It's tucked away in the heart of the ever-popular Bernards Heath Conservation Area – a lovely, peaceful spot with everything you need close by.

At the end of the road, there's a brilliant infant school, a handy little corner shop/post office, and a cosy coffee shop that looks out over the Heath – perfect for weekend treats. You're also just a short walk from the city centre, with all its shops, restaurants, pubs and the mainline station for a quick trip into London.

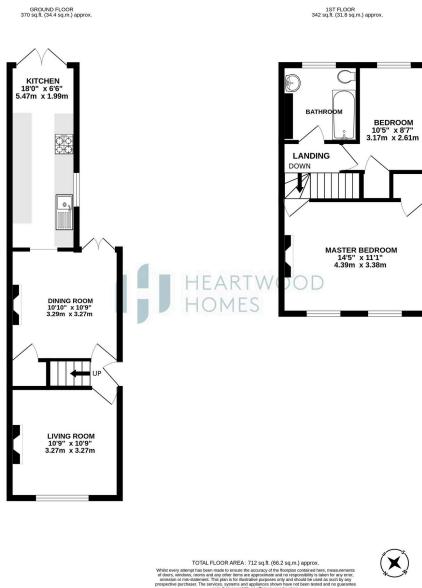
Inside, the house is beautifully kept and has a lovely feel throughout. You're welcomed by a homely entrance hall, leading to a cosy front living room with a character fireplace – great for relaxing in the evenings. Towards the back, there's a separate dining room that flows nicely into a spacious kitchen/breakfast room, with doors out to the garden – ideal for hosting friends or just enjoying a bit of outdoor space.

Upstairs, there are two really good-sized bedrooms and a large, stylish family bathroom.

The front garden is neat and welcoming, with a small wall and gate, while the back garden is a great size – nicely maintained with a patio area that's perfect for enjoying the sunshine.

It's a lovely home in a brilliant location – city living with a community feel, and great links into London. Viewings are definitely recommended!





- Larger than most two-beds thanks to a flying freehold
- Infant school just at the end of the street
- Coffee shop overlooking the Heath a short stroll away
- Cosy lounge with fireplace and welcoming hallway
- Sunny, well-kept garden with lovely patio area
- Set in the popular Bernards Heath Conservation Area
- Handy corner shop and post office nearby
- Close to city centre, shops, pubs and the station
- Spacious kitchen/diner opening to rear garden Two generous bedrooms and a **82 EPC Rating** Room Sunny, well-kept garden with lovely patio area Let me know if you'd like a version for a brochure or porta



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		56
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	