



HEARTWOOD  
HOMES

Upper Culver Road, St. Albans, AL1 4EE

£500,000

2 1 2



A chain-free period home in the heart of the sought-after Bernards Heath Conservation Area, this charming property blends character with convenience.

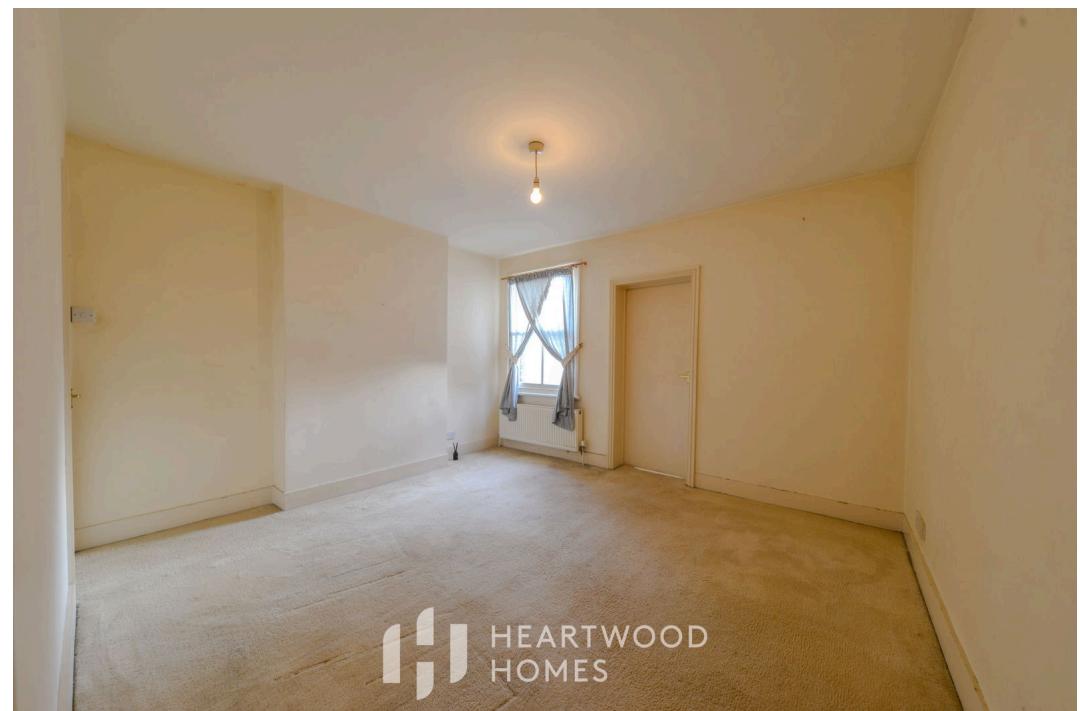
The location is truly special – a lovely infant school sits at the end of the street, there's a handy corner shop with a post office, and a delightful coffee shop overlooking Bernards Heath, all just a short stroll away. St Albans' vibrant city centre, filled with shops, pubs, and restaurants, is also within easy reach, along with the mainline station for direct links to London.

Inside, the home has been well maintained but is ready for a little TLC. It starts with a bright and welcoming living room, a perfect space to unwind. The separate dining room leads to a well-sized kitchen, which flows into the ground-floor bathroom, and the kitchen also opens onto a lovely garden – ideal for summer gatherings.

Upstairs, there are three well-proportioned bedrooms, with the third accessed via the second.

Outside, the neatly walled front garden adds to the home's kerb appeal, while the generous rear garden features a sunny patio, perfect for outdoor relaxation. Please note there is a right of way access.

This home offers the best of St Albans city living with fantastic transport links to London. Don't miss out – book your viewing today!





TOTAL FLOOR AREA: 855 sq ft. (78.8 sq m.) approx.  
While every effort has been made to ensure the accuracy of the floor plans depicted, measurements are approximate and should be used as a guide only. They are not to scale. Dimensions given are for guidance purposes only and should not be used as an exact measurement. The use of a surveyor is recommended for an accurate measurement. The floor plans are for illustrative purposes only and should not be relied on as an accurate representation of the property. Made with MyHouse 2022.



- Chain-free period home in the sought-after Bernards Heath Conservation Area
- Easy access to St Albans city centre and mainline station
- Separate dining room leading to a well-sized kitchen
- Three well-proportioned bedrooms, with the third accessed via the second
- Fantastic location with great transport links to London
- Short walk to a lovely infant school, shops, and cafés
- Bright and welcoming living room
- Kitchen opens onto a lovely rear garden – perfect for summer gatherings
- Spacious rear garden with a sunny patio for outdoor relaxation
- EPC Grade D

### Energy Efficiency Rating

