





An **EXCELLENT** opportunity to acquire this **SPACIOUS** and beautifully maintained **PERIOD PROPERTY**, set within a highly desirable location. Offering close to 800 sq ft of **BEAUTIFULLY MAINTAINED** living space and available with **NO UPPER CHAIN**, this charming character home is superbly located and not to be missed.

Guide Price: £700,000

This Victorian bay front, semi-detached home provides generous living space, arranged over two floors with the benefit of two good size reception rooms, re-fitted modern kitchen/breakfast room with double doors leading onto a wonderful and secluded private garden. The bedrooms are both generous doubles with ample fitted wardrobes to the principle bedroom and a re-fitted, spacious first floor bathroom.

Culver Road is located within Bernards Heath and is positioned within a short walk to open green spaces, St. Albans mainline station with fast and regular connections to London St. Pancras, excellent local schooling and a short walk to St. Albans vibrant city centre.

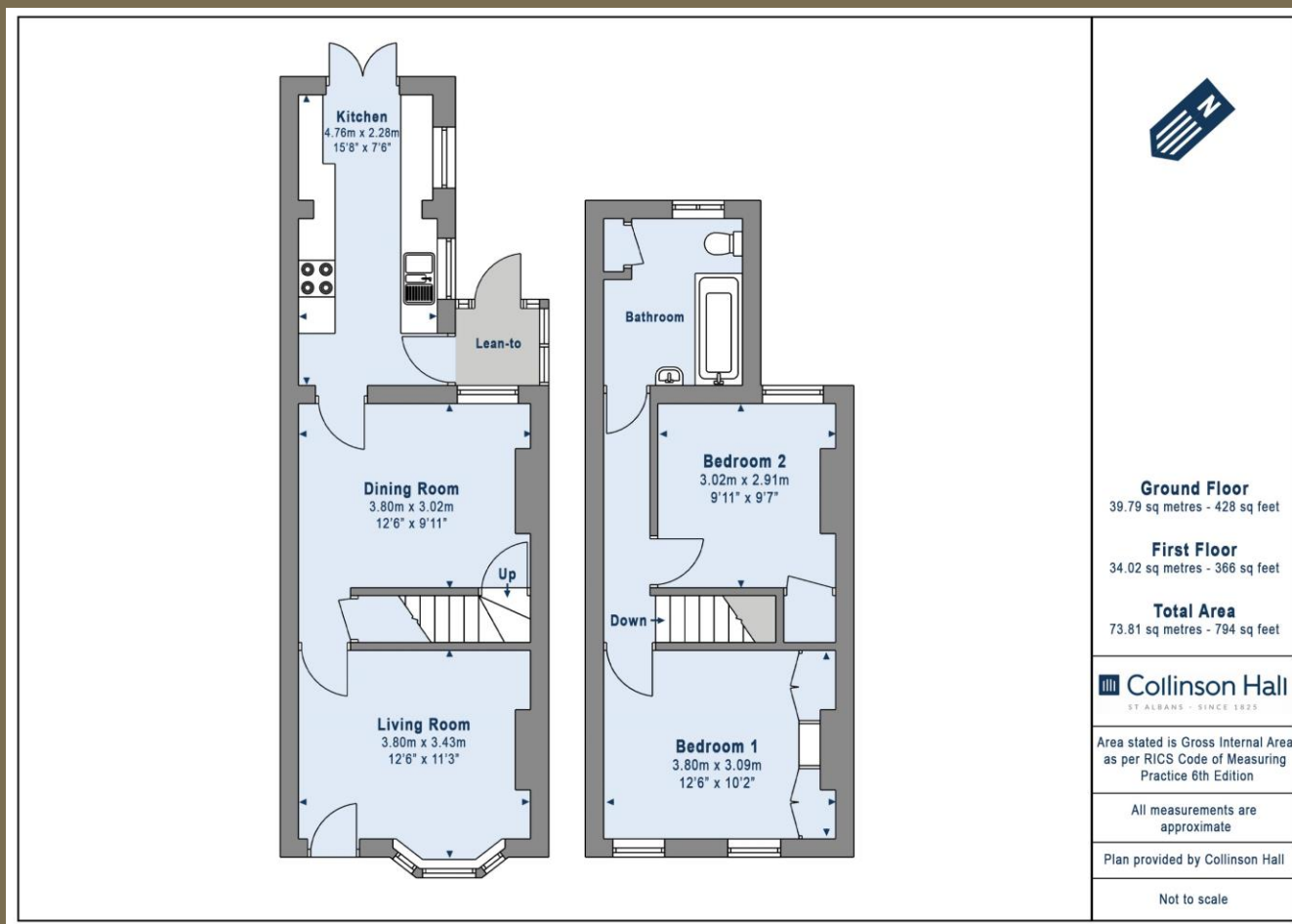
EPC Rating: E 43
Council Tax Band: E











PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk