



Culver Road, St. Albans, AL1 4ED

Located in the heart of Bernards Heath is this attractive THREE bedroom character home.

The property enjoys stylish well planned accommodation arranged over THREE FLOORS and the current owners have made a number of significant improvements to the property to create a comfortable and welcoming home.

A standout feature of this property is the stunning open plan kitchen/diner with bi-fold doors opening onto a long east facing rear garden. In addition to this there is a separate cosy living room with a feature fireplace and on the upper floors there are three bedrooms and a bathroom.

This home carefully blends contemporary modern features with original character and charm.

This wonderful home is located within walking distance of the city centre and the mainline station and the beautiful open green space of Bernards Heath is just around the corner as is well regarded schooling.



ACCOMMODATION

Entrance

Part stained glass front door opening into:

Living Room

Window to front, detailed cornice, feature fireplace with mantelpiece over, stripped floorboards, door to:

Kitchen / Diner

Stunning open plan space with bi-fold doors opening onto the rear garden and skylights for maximum natural light, quality Herringbone style flooring, spotlights, and pendant lights.

Kitchen Area

Enjoys a cleverly designed layout for maximum storage, extensive range of wall, base, and drawer units, contrasting woodwork surface over, inset Butler sink with tiled splashback, breakfast bar, gas hob, integrated microwave and double oven, integrated dishwasher, washing machine and fridge freezer.

Cloakroom

Positioned under the stairs, low level wc, wash handbasin.

FIRST FLOOR

Landing

Staircase to second floor, doors to:

Bedroom One

Double bedroom, window to front, feature fireplace with mantelpiece over.

Bedroom Two

Single bedroom, window to rear.

Bathroom

Attractive white suite in keeping with the style of the house, low level wc, pedestal washbasin, bath with tiled splashback and shower over, tiled floor, extractor, window to side.



SECOND FLOOR

Bedroom Three

Spotlights, Velux window to rear, further Dormer window to rear.

EXTERIOR

Rear Garden

East facing rear garden, paved patio area, lawn, storage shed, raised border.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band: D

Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

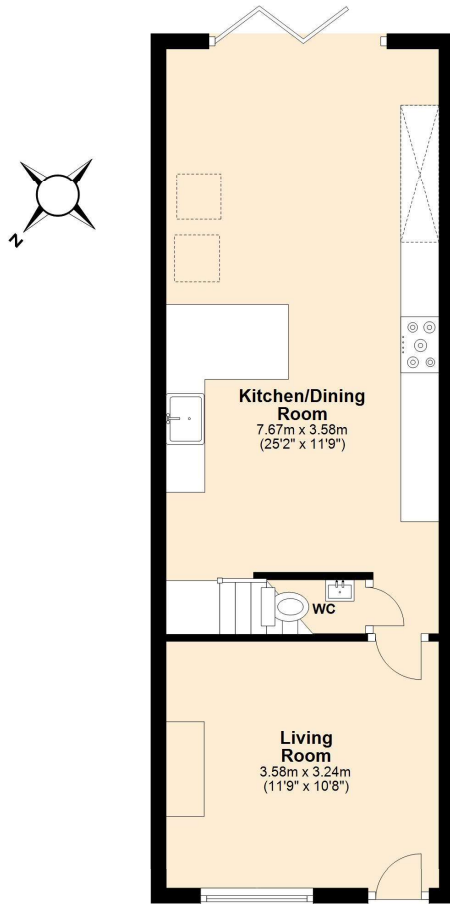
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





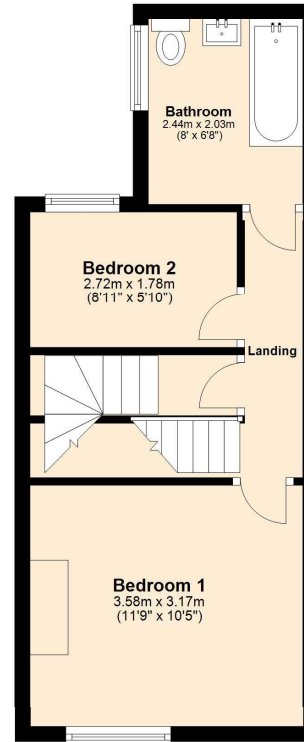
Ground Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



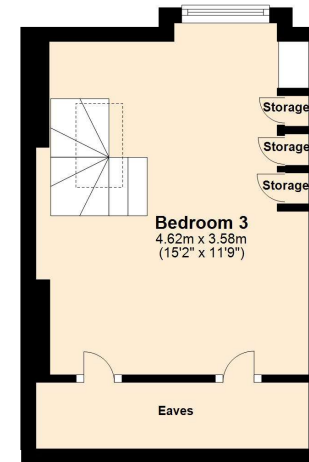
First Floor

Approx. 29.3 sq. metres (315.3 sq. feet)



Second Floor

Approx. 16.0 sq. metres (172.1 sq. feet)



Total area: approx. 84.7 sq. metres (911.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide. Eaves not included in the total floor area.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price. You may download, store and use the material for your own personal use. You may not republish the material in any format without the consent of Bradford & Howley

**BRADFORD
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

bradfordandhowley.com

[@Bradford_Howley](https://twitter.com/Bradford_Howley)

[BradfordandHowley](https://www.facebook.com/BradfordandHowley)

8 Chequer Street
St Albans

Herts
AL1 3XZ

stalbens@bradfordandhowley.com

Call us on
01727 898150

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C		
(71-80)	D		
(59-70)	E		
(47-58)	F		
(35-46)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		84	63
England, Scotland & Wales			