



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Upper Culver Road, St. Albans, AL1 4EE
Asking Price £575,000

Offered to the market with no upper chain, this charming period property enjoys an enviable position within the highly sought after Bernards Heath area of St Albans.

Combining character features with modern conveniences, the property presents an excellent opportunity for first-time buyers, downsizers and investors alike, whilst also appealing to those seeking a home within easy reach of the city centre.

The ground floor accommodation is both welcoming and well balanced, beginning with a bright bay-fronted living room which provides an attractive space in which to relax.

A separate dining room offers excellent versatility and is perfectly suited to both everyday family meals and entertaining guests.

To the rear of the property, the modern kitchen has been thoughtfully designed and benefits from bi-fold doors opening directly onto the garden, creating a wonderful connection between the indoor and outdoor spaces and allowing natural light to flood the room.

The first floor offers two well-proportioned bedrooms, both enjoying a pleasant outlook and served by a contemporary family bathroom.

The accommodation is presented in excellent order throughout and retains a wonderful sense of warmth and character synonymous with homes of this period.

Externally, the property enjoys a delightful southeast facing rear garden, providing an ideal setting for outdoor dining, entertaining and relaxation. Enjoying a sunny aspect, the garden offers a peaceful retreat away from the bustle of city life.

Bernards Heath remains one of St Albans' most desirable residential locations, renowned for its attractive parkland, strong sense of community and convenient access to the city centre.

A wide range of shops, cafés, restaurants and leisure facilities are within easy reach, together with highly regarded local schools and excellent transport links, including St Albans City station for direct services into London.

Combining period charm, well-presented accommodation and a prime location, this attractive home offers an exceptional opportunity to enjoy all that St Albans has to offer.

Tenure: Freehold
Council Tax Band: D
EPC Rating: D









Ground Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.5 sq. feet)



Total area: approx. 70.8 sq. metres (762.1 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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