



87 Culver Road, St. Albans, AL1 4EB

Guide price £785,000 Freehold



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St. Albans, AL1 4EB

A charming three double bedroom Victorian end-of-terrace house located in the highly desirable Bernard's Heath area of St Albans. This attractive home offers a wonderful blend of period features, including a bay window, high ceilings, and open fireplaces, coupled with contemporary open-plan living spaces ideal for modern family life.

The ground floor accommodation comprises an entrance hallway that opens into a bright dual-aspect lounge and dining area, featuring elegant period details and plenty of natural light. This leads seamlessly into a stylish kitchen/breakfast room with modern units, skylights, and French doors opening onto the rear garden. A practical downstairs cloakroom is also conveniently positioned off the hallway.

On the first floor, the principle bedroom benefits from fitted wardrobes and a beautiful period fireplace. There is a second double bedroom and an attractive family bathroom featuring a walk-in wet room style shower, separate bath, WC, and twin basins with storage below.

The second floor offers a spacious third double bedroom with built-in storage and access to generous eaves storage.

Externally, the house has an attractive frontage with a classic Victorian-style pathway leading to the porch and front door. To the rear is a private 55ft garden with a patio area opening onto a lawn and a second, more secluded patio area at the rear of the garden offers a peaceful space for outdoor dining or relaxation. Rear access is available via a gated side pathway.

Ideally situated within walking distance of St Albans city centre and the mainline train station, the property is also just a few minutes from Bernard's Heath itself, with its playing fields, woodland walks, playground, and local shops. Well-regarded schools including Maple, Bernard's Heath, Alban City Primary, and St Albans Girls' School (STAGS) are also close by.





ACCOMODATION

Entrance Hall

Lounge

13'1 x 10'2 (3.99m x 3.10m)

Dining Room

13'6 x 13'6 (4.11m x 4.11m)

Kitchen/Breakfast Room

15 x 9 (4.57m x 2.74m)

WC

FIRST FLOOR

Bedroom 1

13'4 x 10'11 (4.06m x 3.33m)

Bedroom 2

12'1 x 8'1 (3.68m x 2.46m)

Bathroom

SECOND FLOOR

Bedroom 3

10'10 x 10'4 (3.30m x 3.15m)

OUTSIDE

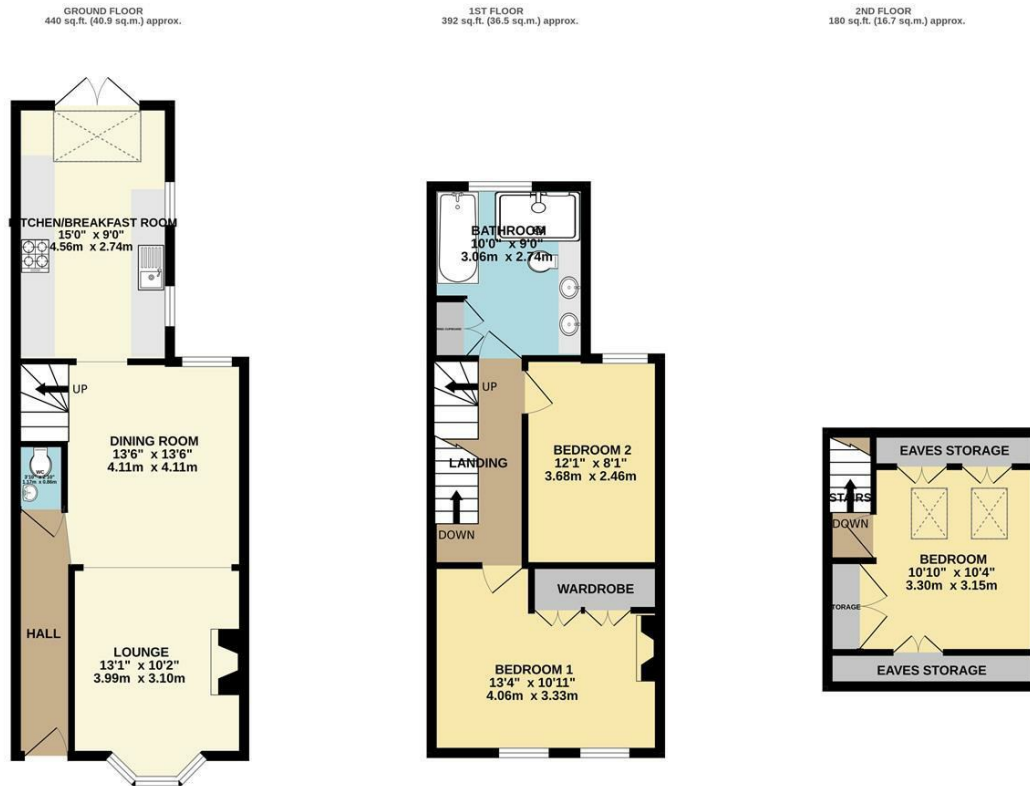
Front Garden

Rear Garden

55 (16.76m)



Floor Plan



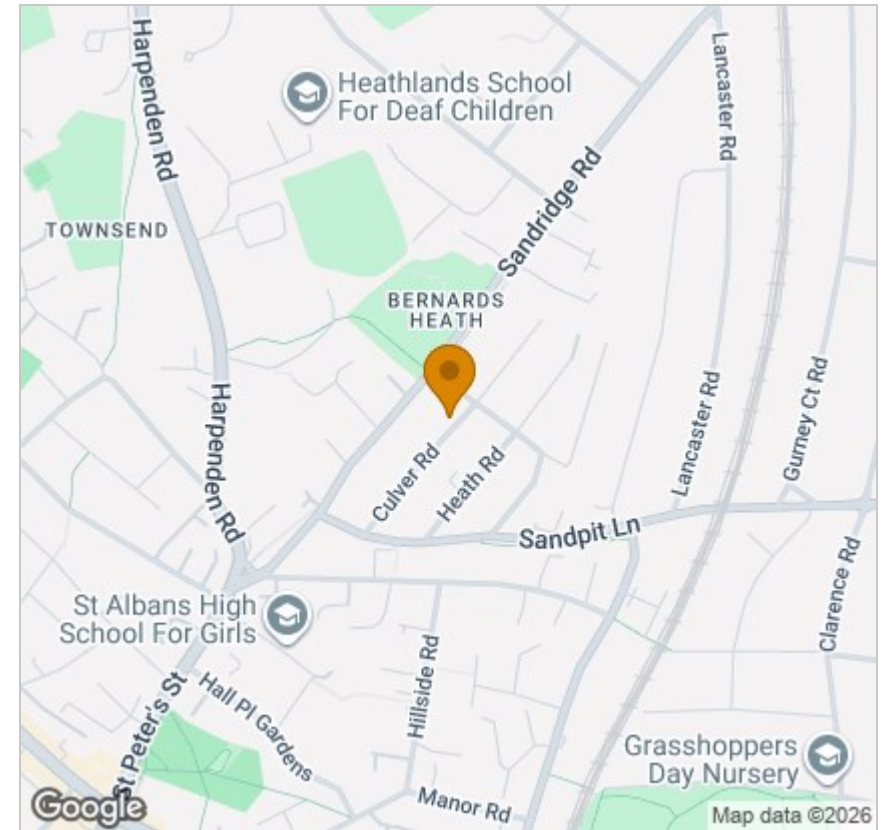
TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

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Area Map



Energy Efficiency Graph

