 2 bedrooms

 1 bathroom

 2 receptions

 EPC Band D

Freehold

Council Tax Band:  
D £2,257.13 (2025/2026)

Local Authority:  
St Albans City & District Council



 **ashtons**  
for life's great moves

Upper Culver Road, St. Albans, Hertfordshire, AL1 4EE  
**Guide price of £600,000**



A charming two-bedroom property in Bernards Heath, St Albans. Easy access to excellent schools; 15-minute walk to city centre shops, restaurants, and City train station.

### Description

This lovely cottage is nestled on a cul-de-sac in the heart of Bernards Heath, forming part of an attractive terrace of period properties. The front door, set back from the pavement, opens into a delightful reception room featuring exposed timber floorboards, a charming fireplace, and a pretty square bay window. Towards the rear, the dining room also boasts a period fireplace and leads to the bright dual aspect kitchen, which is well-planned with a good range of wall and base units, along with several integrated appliances. Upstairs, the property offers two double bedrooms, the largest occupying the full width of the house. Both bedrooms include fitted storage, and there is a spacious family bathroom with a rear window. The rear garden is of excellent size and enjoys a pleasant open aspect. It features a large lawn adorned with a variety of shrubs, and a side gate provides direct access to the front of the house.

### Location

Upper Culver Road is within easy walking distance of St Albans city centre and mainline station with fast trains to London. Close to Bernards Heath, well-regarded schools, a local shop with post office, and a cafe.

#### Buyers Information

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

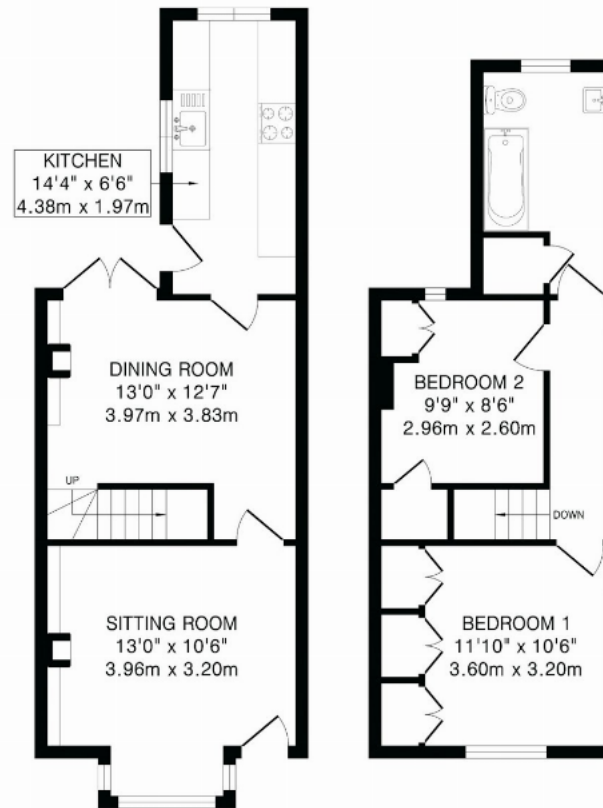












Ground Floor  
415 sq.ft.(38.5 sq.m)approx. 354 sq.ft.(32.8 sq.m)approx.

TOTAL FLOOR AREA: 769 sq.ft.(71.3 sq.m)approx.  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.