



12 Park Avenue, St. Albans, Hertfordshire AL1 4PB

Guide price £1,500,000 Freehold



12 Park Avenue

St. Albans, Hertfordshire AL1 4PB

An exceptional four-bedroom family home on one of St Albans' most sought-after roads, offering an outstanding blend of period charm and modern convenience. Thoughtfully extended and beautifully styled, this property provides well-balanced living space finished to the highest standard.

The welcoming entrance hall leads to a bright bay-fronted family room, a cloakroom/W.C., and the stunning open-plan kitchen/dining/living room, truly the heart of the home. Featuring a stylish kitchen with an island, bi-folding doors, and roof light windows, this space is designed for both comfort and entertaining. A generous utility room and a garden store complete the ground floor.

Upstairs, the first-floor landing provides access to three spacious double bedrooms and a beautifully appointed family bathroom. The second floor is dedicated to the luxurious master suite, complete with en-suite facilities.

Externally, the attractive herringbone brick driveway offers off-street parking, framed by charming flower bed borders. The private 85ft rear garden boasts a generous patio, ideal for entertaining, leading to a level lawn with mature trees and shrubs. A contemporary composite decked area with stylish wooden slatted fencing adds to the appeal, while a superb multi-use garden room with power, broadband, lighting, hot and cold air conditioning and an attached storage space offers excellent versatility.

Park Avenue is perfectly positioned within walking distance of St Albans' mainline train station, Fleetville's shops and amenities, Clarence Park, and highly regarded schools, including Fleetville Primary and Verulam Secondary.





ACCOMMODATION

Entrance Hall

Family Room

14'8 x 9'11 (4.47m x 3.02m)

W.C

Kitchen/Dining Room

23'3 x 25'3 (7.09m x 7.70m)

Living Room

11'7 x 12'8 (3.53m x 3.86m)

Utility Room

Storage

FIRST FLOOR

Bedroom

12'9 x 10'2 (3.89m x 3.10m)

Bedroom

11'7 x 12'9 (3.53m x 3.89m)

Bedroom

10'7 x 11'11 (3.23m x 3.63m)

Bathroom

SECOND FLOOR

Principle Bedroom

15'7 x 15'1 (4.75m x 4.60m)

En-suite

Eaves Storage

OUTSIDE

Driveway

Rear Garden

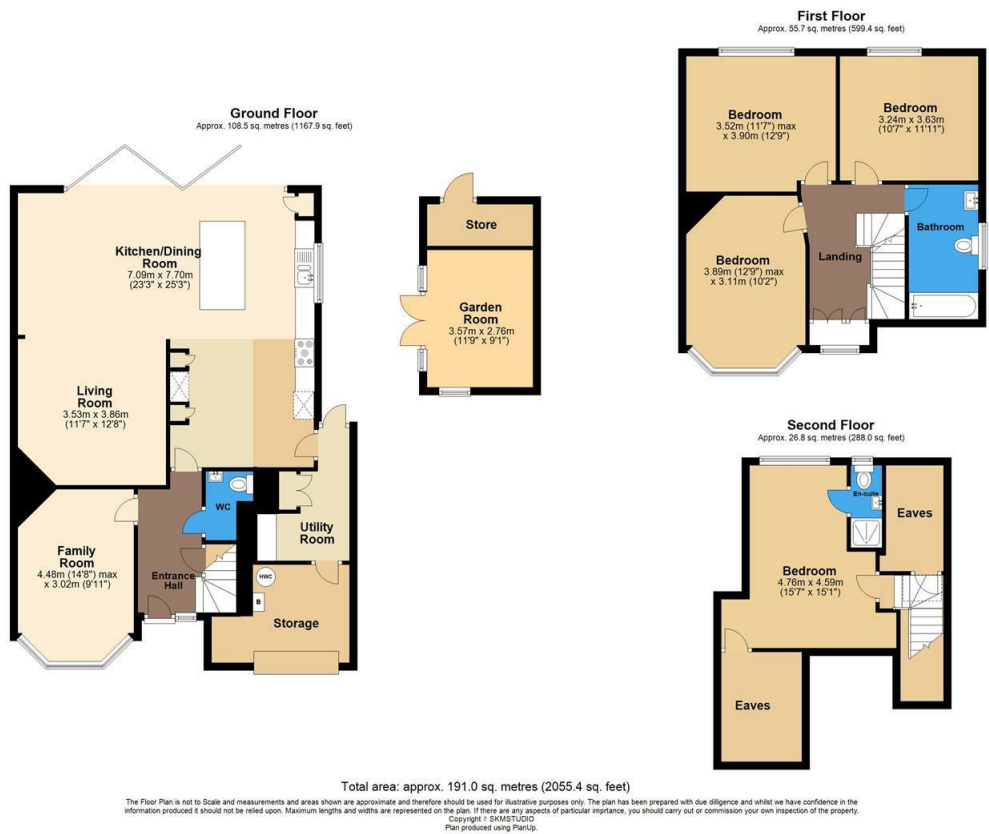
Garden Room

11'9 x 9'1 (3.58m x 2.77m)

Store



Floor Plan



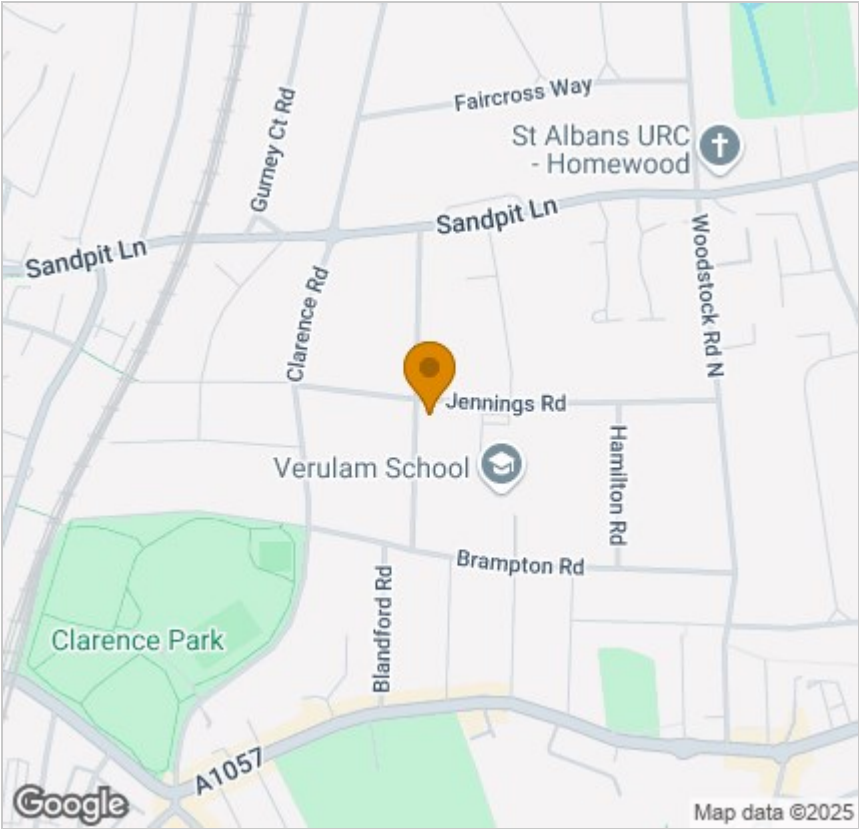
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

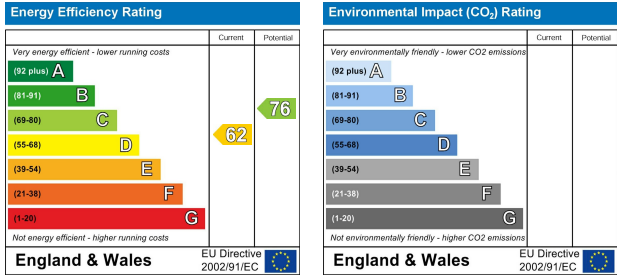
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Area Map



Energy Efficiency Graph



Paul Barker
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