



14 Park Avenue, St. Albans, AL1 4PB

Guide price £2,800,000 Freehold



## 14 Park Avenue St. Albans, AL1 4PB

Constructed circa 2023 by one of St Albans' most highly regarded builders as his own family residence, this exceptional double bay-fronted detached home of circa 3,739 sq ft combines the charm of a traditional 1930s property with the comfort, practicality and energy efficiency of modern construction, while offering potential to reconfigure for larger families.

The house further benefits from solar panels with battery storage, air conditioning to the principal and second-floor rooms, and a convenient plant room.

Situated on one of St Albans' most sought-after avenues, the property offers spacious accommodation arranged over three floors and finished to an exceptional standard throughout.

A covered porch opens into a welcoming entrance hall with access to a bay-fronted lounge, a further bay-fronted study, bespoke coat and shoe storage, and a ground-floor wet room/WC.

Crittall-style double doors lead into the impressive open-plan kitchen, dining and family room, featuring a partly vaulted ceiling with six rooflights and triple sliding doors opening onto the rear garden. The bespoke Shaker-style kitchen includes integrated appliances and a central island with breakfast bar. A separate garden-facing lounge, utility room and boot room complete the ground floor.

The first floor comprises a superb principal suite with dressing area, additional storage room and luxurious wet room en-suite, together with two further double bedrooms, both with fitted storage and en-suite wet rooms.

The second floor offers a further dual-aspect double bedroom with an en-suite wet room and excellent eaves storage.

Outside, the private west-facing rear garden features a generous patio and lawn bordered by mature planting. A detached garage with an electric roller door and eaves storage is complemented by off-street parking accessed via Jennings Road, with provision for EV charging.

A superb family home offering timeless design, outstanding quality and an enviable St Albans location.





**ACCOMMODATION**

**Entrance Hall**

**Lounge**  
16'5 x 14'7 (5.00m x 4.45m)

**Family Room**  
14'2 x 13'10 (4.32m x 4.22m)

**Study**  
14'2 x 12'7 (4.32m x 3.84m)

**Kitchen/Dining Room**  
42'2 x 20'4 (12.85m x 6.20m)

**Utility**  
14'2 x 9'9 (4.32m x 2.97m)

**Boot Room**  
11'9 x 5'6 (3.58m x 1.68m)

**Plant Room**

**Wet Room**

**W.C.**

**FIRST FLOOR**

**Landing**

**Bedroom**  
19'2 x 12'6 (5.84m x 3.81m)

**Dressing Area**

**En-Suite**

**Wet Room**

**Bedroom**  
18'11 x 13'11 (5.77m x 4.24m)

**Dressing Area**

**En-Suite**

**Bedroom**  
16'3 x 14'1 (4.95m x 4.29m)

**Dressing Room**

**En-Suite**

**Wet Room**

**SECOND FLOOR**

**Landing**

**Bedroom**  
25'11 x 22'10 (7.90m x 6.96m)

**En-Suite**

**Wet Room**

**OUTSIDE**

**Frontage**

**Rear Garden**

**Garage**  
22'0 x 13'0 (6.71m x 3.96m)







## Floor Plan



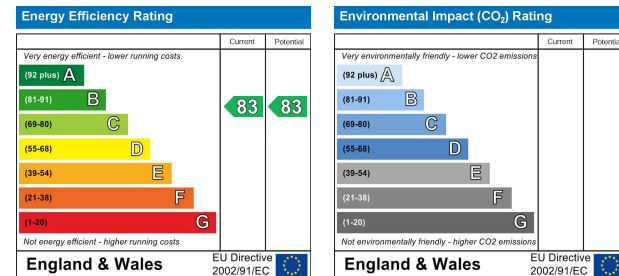
Total area: approx. 347.4 sq. metres (3739.0 sq. feet) excluding Garage, Eaves

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should seek our advice or commission your own inspection of the property. Copyright © 2024/2025. Plan produced using PlanIt.

## Area Map



## Energy Efficiency Graph



## 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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