14 Park Avenue, St. Albans, AL1 4PB

Guide price £2,800,000 Freehold

4 5 4 B

Paul Barker
ESTATE AGENTS

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

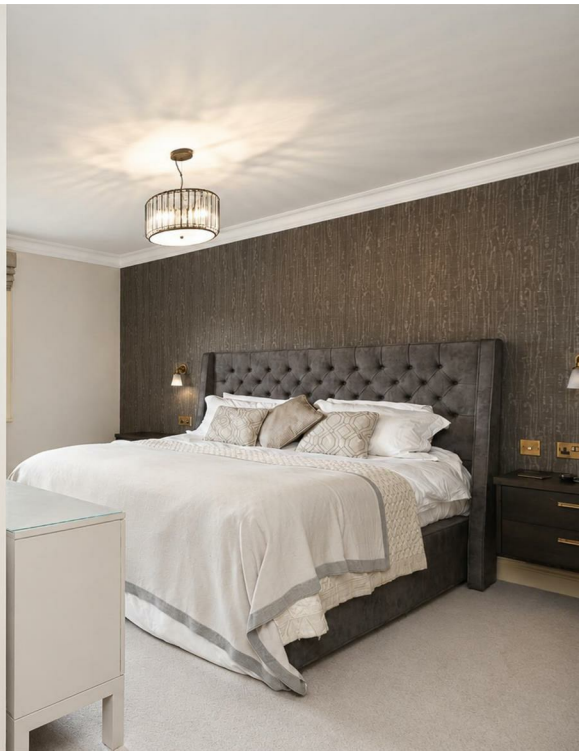
Wet Room

OUTSIDE

Frontage

Rear Garden

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



oasis
(WHAT'S THE STORY)...
oasis
...MORNING GLORY ?

Floor Plan

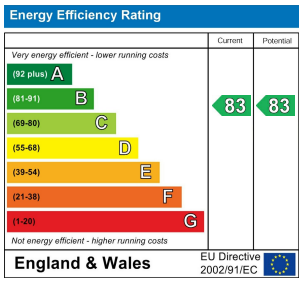
Total area: approx. 347.4 sq. metres (3739.0 sq. feet) excluding Garage, Eaves

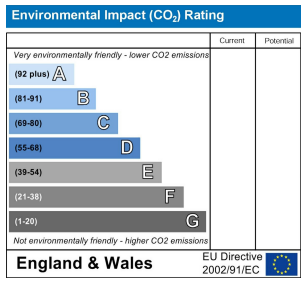
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths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

Plan produced using PlanUp.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: office@paul-barker.co.uk | www.paul-barker.co.uk

Paul Barker
ESTATE AGENTS