



24 Oakwood Road  
St Albans



## A detached family home with airy accommodation and great potential for development, in a sought-after setting

A comfortable and flexible detached family home with light, airy accommodation and neutral décor throughout. Set in a highly desirable position in the village of Bricket Wood, close to the village amenities and within easy reach of Watford and historic St. Albans, with their excellent facilities and transport connections.



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**2,104 SQ FT**



**GUIDE PRICE  
£925,000**



### The property

24 Oakwood House is a splendid detached family home with potential for renovation and modernisation. Set in the sought-after village of Bricket Wood and within easy reach of local transport connections, the property offers three bedrooms and a flexible layout with three additional ground-floor rooms, which could be used as receptions or further bedrooms.

The main ground floor reception is the well-proportioned sitting room, which has an airy, open feel owing to its vertical timber framing and half-height exposed brick wall separating it from the entrance hall. There is a dual aspect welcoming plenty of sunlight, as well as a brick-built fireplace, fitted with a stove. Adjoining the sitting room in a semi open-plan layout is the large kitchen, which has a sunny south-facing aspect and sliding glass doors opening to the gardens. There is space for a dining table, while the kitchen itself has wooden fitted units, integrated appliances including dual ovens, a gas hob and an extractor hood, and space for further under-counter appliances.

The additional ground-floor bedrooms could also be used as sitting room, snugs or studies. Upstairs, there are three bedrooms, including the generous principal bedroom at the rear with its dressing room, which is fitted with built-in wardrobes, and its en suite shower room. The second bedroom also benefits from fitted storage. Furthermore, both the ground and first floors have access to family shower rooms.



## Outside

At the entrance to the property, remote-control sliding metal gates open to the gravel driveway which provides plenty of parking space in front of the house, as well as further parking space at the side and access to the detached garage at the rear. The garage measures 37ft and provides a wealth of storage and workshop space. The front gardens have an area of lawn with a central pathway leading to the entrance and raised beds to either side of the front door, filled with various shrubs and flowering perennials. The gardens continue at the rear, benefitting from a sunny south-facing aspect and featuring patio for al fresco dining, an area of lawn, border beds and established hedgerow and mature trees providing shelter and shade, as well as a pond and a summer house for garden storage. Both sides of the house have lockable gates for further security.

## Location

The property is situated in the desirable village of Bricket Wood, well placed for access to local amenities and larger centres. It is conveniently positioned for access to St Albans, which offers a comprehensive range of shops, restaurants, cultural attractions and everyday services. Other towns in the region, including Watford, Hemel Hempstead and Harpenden, provide additional facilities and amenities.

Transport links in the area are excellent, with Bricket Wood railway station providing regular services to London St Pancras and nearby towns, and M25 motorway and A414 road offering convenient routes for road users. For air travel, London Luton Airport and London Heathrow Airport are both within easy reach.



## Distances

- Watford 5.7 miles
- St. Albans 6.1 miles
- Hemel Hempstead 7.7 miles
- Harpenden 13.2 miles
- Hatfield 12.2 miles
- Welwyn Garden City 14.8 miles

## Nearby Stations

- Bricket Wood
- St Albans
- St Albans Abbey

## Key Locations

- St Albans Cathedral
- Verulamium Roman Museum
- St Albans Clock Tower
- St Albans Museum + Gallery
- Berkhamsted Castle
- Warner Bros. Studio Tour London

- Hatfield House
- Shaw's Corner
- Knebworth House

## Nearby Schools

- Homewood Independent School
- St Albans School
- St Columba's College
- Aldwickbury School





### Floorplans

Main House internal area 2,104 sq ft (195 sq m)  
 Garage internal area 305 sq ft (28 sq m)  
 Outbuilding internal area 81 sq ft (8 sq m)  
 Total internal area 2,490 sq ft (231 sq m)  
 For identification purposes only.

### Directions

AL2 3PX  
 what3words: ///slimy.area.quarrel - brings you to the driveway

### General

**Local Authority:** St Albans city & District  
**Services:** Mains electricity, gas, water and drainage  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band E **EPC Rating:** C

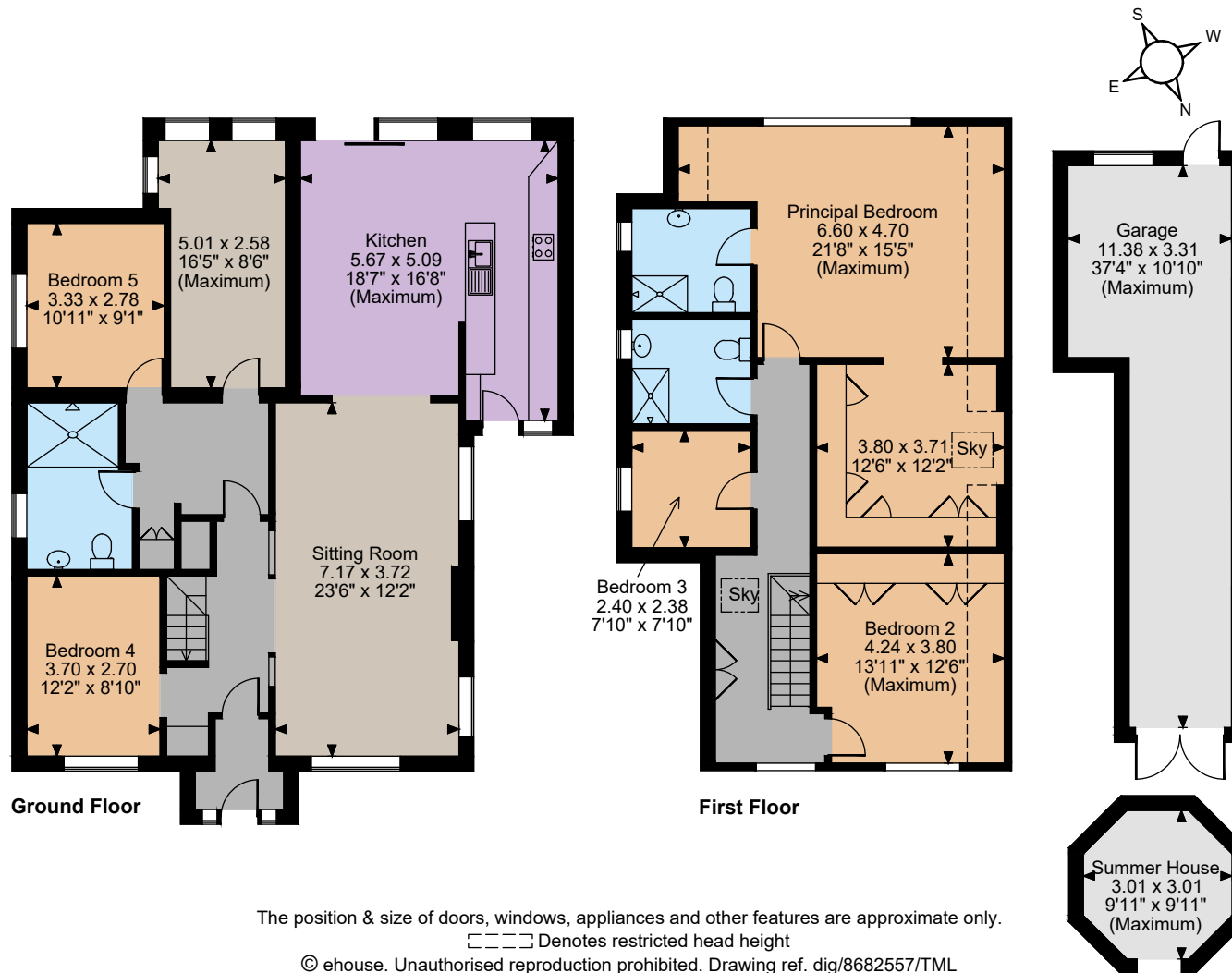
**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

## St Albans

15 London Road, St Albans, AL1 1LA

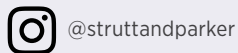
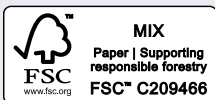
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