



38 Oxford Avenue

St Albans, Hertfordshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A contemporary family home with five bedrooms and beautifully appointed accommodation.

A stylishly appointed detached modern home with elegant bespoke fittings and attractive contemporary décor, set in a popular suburb less than two miles from St. Albans city centre. Conveniently placed for commuter links by rail and road, yet within easy reach of the green space of Highfield Park and the open countryside.



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**OUTSIDE PARKING**



**GARDEN**



**FREEHOLD**



**CLOSE TO CITY CENTRE**



**2,838 SQ FT**



**GUIDE PRICE  
£1,500,000**



### The property

38 Oxford Avenue is a highly impressive detached family home, featuring contemporary styling and fittings arranged over three light-filled floors.

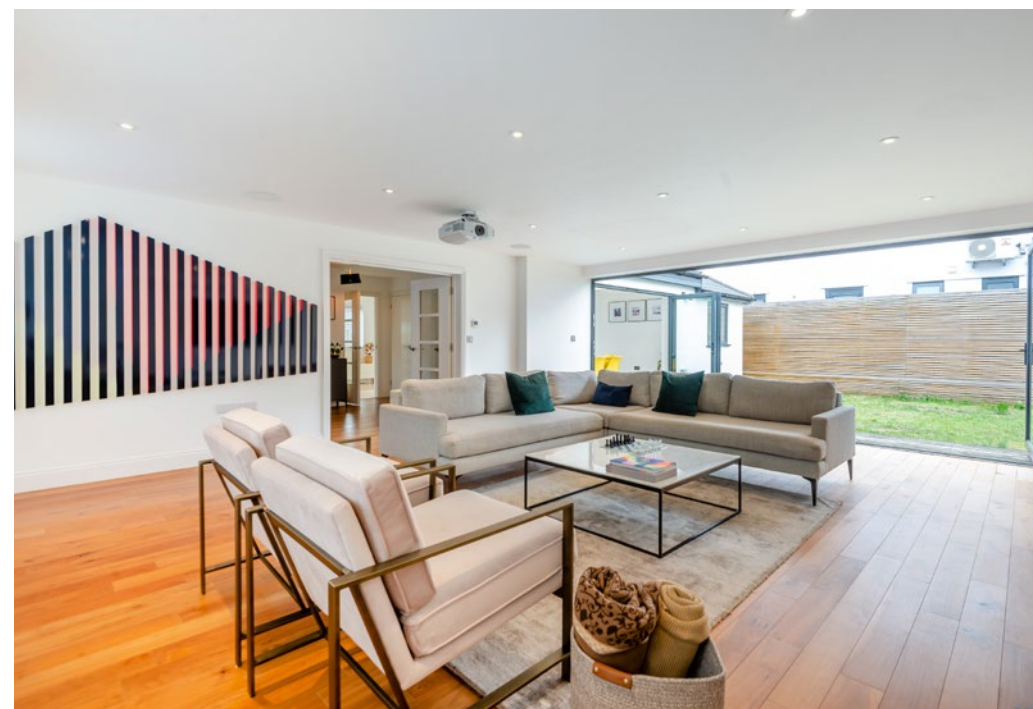
Outside there are handsome white rendered elevations and solar panels while inside, the property offers well-presented reception rooms with clean, neutral décor and elegant, bespoke fittings of modern style. These include the splendid wooden staircase with its glass balustrade, which forms a striking focal point upon entering the welcoming reception hall. Double doors lead from the reception hall into the sitting room, with its windows to the front and west-facing bi-fold doors at the rear, creating a connection to the garden. On the ground floor is the open-plan kitchen, dining area and family room, which spans a length of 43ft from the front to the rear of the property and includes underfloor heating throughout. The family room has an attractive panelled wall and a bay window welcoming plenty of natural light, while the

dining area has a skylight overhead and bi-folds opening to the garden. The modern bespoke kitchen itself features fitted units with solid natural walnut doors, a large central island and integrated appliances, with an adjoining utility room providing further space for home storage and appliances.

On the first floor the well-presented bedrooms include the generous principal bedroom, which has a dressing area with built-in wardrobes, and an en suite bathroom. One further bedroom has extensive fitted storage in mirrored wardrobes, while the first floor also has a large family bathroom with a freestanding bathtub and a walk-in shower unit. Stairs continue to the second floor, where there is a study or fifth bedroom, with skylights and access to eaves storage.

### Outside

At the front of the property, the paved driveway provides parking space for three vehicles and includes an electric car charger, while further parking is



available on-street along Oxford Avenue. The garden at the side has a small area of lawn, a patio and beds filled with various shrubs and flowering perennials, as well as high border fencing creating a sense of privacy, while at the rear there is a timber decking and an area of lawn beyond, enclosed by high timber fencing.

### Location

The property is set in a popular and convenient location within very easy reach of the mainline station with its fast through services via St Pancras International to the City (19 minutes), Gatwick and beyond. Road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted. The city centre with its wealth of amenities including shopping, leisure activities and excellent state and public schools is close at hand, as are the green spaces at Clarence Park, The Wick, Bernards Heath and Verulamium Park.



### Distances

St. Albans city centre 1.7 miles  
Hatfield 3.8 miles  
Welwyn Garden City 6.6 miles  
Harpenden 6.2 miles  
Hemel Hempstead 7.3 miles

### Nearby Stations

St. Albans City  
St. Albans Abbey  
Park Street  
How Wood  
Bricket Wood

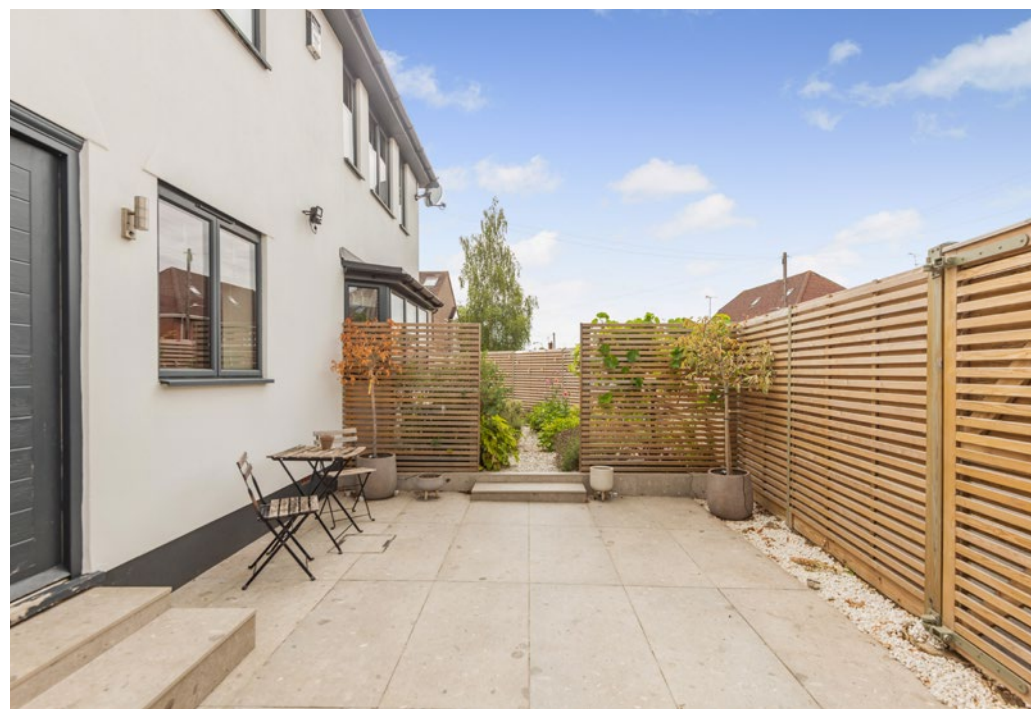
### Key Locations

St. Albans Cathedral and Abbey  
Verulamium Park  
Hatfield House  
Berkhamsted Castle & Deer Park

Warner Bros. Studio  
Chiltern Hills National Landscape  
Hertfordshire Zoo

### Nearby Schools

Camp Primary and Nursery School  
Windermere Primary School  
Cunningham Hill Junior School  
Cunningham Hill Infant School  
Fleetville Junior School  
Fleetville Infant and Nursery School  
Samuel Ryder Academy  
Beaumont School  
St Alban & St Stephen Catholic Primary  
School & Nursery  
Nicholas Breakspear Catholic School







The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Internal area 2,838 sq ft (264 sq m)  
For identification purposes only.

## Directions

AL1 5NS

**what3words:** ///clash.glitz.client - brings you to the driveway

## General

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

**Council Tax:** Band G **EPC Rating:** B

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

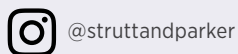
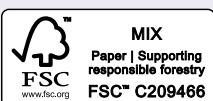
## St Albans

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