



38 Homewood Road

St Albans, Hertfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An attractive detached property in a sought-after central location

A spacious double-fronted modern family home featuring six bedrooms, kitchen, utility room, a double garage, and private parking. Situated on a sought-after road backing onto mature wooded parkland. The property enjoys a convenient location with easy access to the city's shopping, leisure, entertainment, and sporting amenities, as well as its train stations.



1 RECEPTION ROOM



6 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



TOWN



3,624 SQ FT



**GUIDE PRICE
£2,850,000**



The property

38 Homewood Road is a handsome red brick property offering more than 3,600 sq. ft. of light-filled flexible accommodation arranged over three floors. Configured to provide an ideal family and entertaining space, the ground floor accommodation features a wealth of wooden flooring and flows seamlessly from a welcoming reception hall with useful storage and a cloakroom. The layout includes a spacious dual-aspect sitting room with a feature fireplace with a contemporary inset woodburner and French doors opening to the rear terrace. There is also a well-proportioned dining room with a front aspect bay window and a feature gas fireplace. The large open-plan kitchen/dining room offers a range of wall and base units, complementary worktops and splashbacks, and modern integrated Neff appliances. The dining area is enhanced by a partially-glazed roof and French doors leading to the rear terrace. Double doors connect this space to a generous rear-aspect music room, which also features French doors opening to the terrace.

On the first floor, the property offers a principal bedroom with a fitted dressing room and a modern en suite shower room featuring twin sinks. There are three further bedrooms, one of which benefits from a modern en suite shower room. This floor also includes a utility room and a modern family bathroom with a bath and separate shower. The second floor accommodates the property's two remaining bedrooms, both with built-in storage, including one with a modern en suite bathroom.

Outside

Set behind mature hedging and an area of level lawn and having plenty of kerb appeal, the property is approached over a low-maintenance block-paved driveway providing private parking and giving access to the integral double garage. The generous rear garden is laid mainly to level lawn bordered by an area of mature shrubs and features numerous seating areas and a large paved terrace, ideal for entertaining and alfresco dining.



Location

With its attractive streets, marketplace and precincts, St. Albans' historic city centre provides an appealing backdrop to a great range of speciality boutiques, independent retailers, major stores, supermarkets and services and to numerous bars, cafés, public houses and restaurants. The city also has a thriving cultural life, with regular concerts and theatre productions held in a variety of local venues, as well as football, rugby and cricket clubs, a community gym, bowls and tennis club and golf course, and green spaces including The Wick, Clarence Park, Bernards Heath and Verulamium Park. Communications links are excellent; the city's mainline station (1.4 miles) offers regular fast through services via St. Pancras International to the City (19 mins), Gatwick and beyond, and road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted.

The area offers a wide range of state primary and secondary schooling including Fleetville Infant and Nursery School, Sandringham School, Beaumont School and Loreto College (all rated Outstanding by

Ofsted), as well as a good selection of independent schools including St. Albans High School for Girls, St. Albans Boys School, St. Columba's College and Aldwickbury.



Distances

St. Albans High Street 1.5 miles
A1(M) (Jct. 3) 3.9 miles
M25 (Jct. 22) 4.4 miles
Hatfield 4.7 miles
Welwyn Garden City 6.8 miles
Hemel Hempstead 7.4 miles
M1 (Jct. 9) 7.7 miles
Watford 11.1 miles
London Luton Airport 11.4 miles
Central London 24.6 miles
London Heathrow Airport 31.9 miles
London Stansted Airport 34.5 miles

Nearby Stations

St. Albans City
St. Albans Abbey

Key Locations

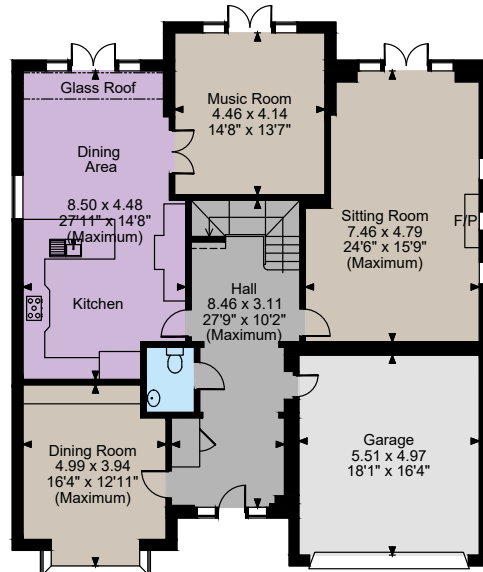
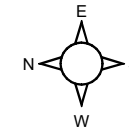
St. Albans Cathedral
Verulamium Park

Clarence Park
Bernards Heath
Verulam Golf Club
River Ver
Old Gorhambury House
The Grove Hotel – Spa & Golf

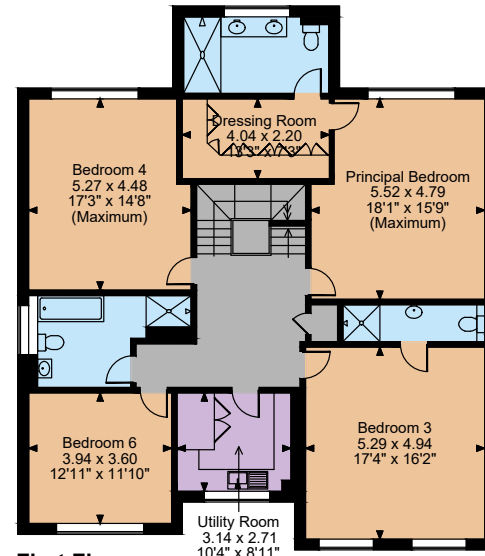
Nearby Schools

Verulam School
Fleetville Infant and Nursery School
St. John Fisher Catholic Primary School
Wheatfields Infants' and Nursery School
Wheatfields Junior Mixed School
Sandringham School
Fleetville Junior School
Skyswood Primary & Nursery School
Oakwood Primary School
St. Alban & St. Stephen Catholic Primary School & Nursery
Beaumont School
St Albans High School for Girls
St Albans Boys School

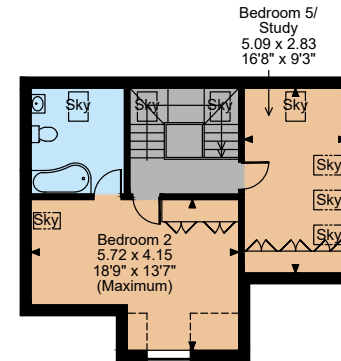




Ground Floor



First Floor



Second Floor

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

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 3,624 sq ft (337 sq m)

Garage internal area 295 sq ft (27 sq m)

Total internal area 3,919 sq ft (364 sq m)

For identification purposes only.

Directions

AL1 4BQ

///What3words: trader.pushed.gold - brings you to the driveway

General

Local Authority: St Albans City and District Council

Services: Gas, electricity, mains water and drainage

Council Tax: Band H

EPC Rating: C

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

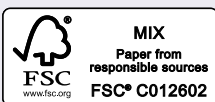
St Albans

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