



24 Selby Avenue  
St Albans, Hertfordshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## The perfect blend of period architecture and contemporary living in the heart of the city.

In a prime position within a conservation area, this impressive end-terrace, four-bedroom Edwardian property offers a wealth of character detail and vintage charm, with enhancements creating a light, airy and stylish 21st century living environment. A pretty rear garden with east-facing aspect offers an outdoor sanctuary away from city bustle.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**OUTSIDE**



**GARDEN**



**FREEHOLD**



**TOWN**



**1,807 SQ FT**



**GUIDE PRICE  
£1,400,000**



### The property

Number 24 is an immaculately presented family home that showcases refined elegance and on-trend styling. The accommodation is thoughtfully arranged over three floors, offering a perfect blend of sophistication and contemporary charm. Appealing detail reflecting the era includes bay window protrusions, a timbered gable, high ceiling rooms, arched architecture and decorative corbels, with exposed wood flooring and antique fireplaces. Benefitting from the enhanced light afforded by the triple-window bay, a charming sitting room is centred around a cast-iron fireplace offering a comfortable space for downtime.

To the rear of the ground floor, a family room with log-burner provides a versatile setting and connects to the impressive kitchen/breakfast room. Filled with natural light courtesy of four skylight windows and a wall of glazed bi-folding doors, this sociable room offers an easy transition to the garden. With high quality cabinetry and thoughtful design, the kitchen has stone work surfaces, integrated appliances and an island unit with timber circular cabinet. There is ample space for

dining in this convivial setting which seamlessly links to the alfresco terrace.

The calming neutral décor continues on the two upper levels where the bedroom quarters are accommodated. On the first floor, the principal room offers a restful retreat with bay recess and fitted wardrobe storage. There are two additional bedrooms and a beautifully appointed family bathroom on this level. A stairway leads to the converted attic, which features a splendid en suite bedroom.

### Outside

A low-level red-brick wall, topped by decorative railings, fronts the pedestrian walkway, with steps leading up to the arched entrance portal. The delightful rear garden has an easterly aspect.



## Location

The city centre with its wealth of amenities including quality shopping, restaurants, services, leisure activities and excellent schools is close at hand, as are the green spaces at Clarence Park, The Wick, Bernards Heath and Verulamium Park. The area offers a wide range of state schooling including, Cunningham Hill Schools, and St Albans Girls' School (all rated Outstanding by Ofsted), as well as a good selection of independent schools which include St Albans High School for Girls, St Albans School and St Columba's College. The property is set in a popular and highly convenient location in the heart of the city, within very easy reach of the mainline station with its fast through services via St Pancras International to the City (19 mins), Gatwick and beyond. Road users enjoy easy access to the M1, M25 and A1(M) and to the airports at Heathrow, Luton and Stansted.



## Distances

- St Albans city centre 300 metres
- Harpenden 5 miles
- Hemel Hempstead 5.5 miles
- Hatfield 5.8 miles
- Welwyn Garden City 7.5 miles

## Nearby Stations

- St Albans City
- Park Street
- Welwyn Garden City

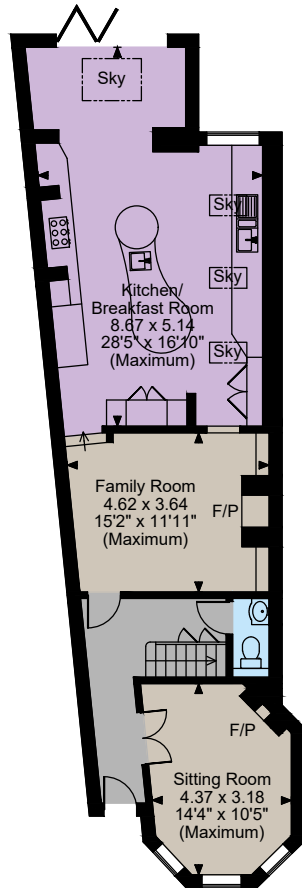
## Key Locations

- Verulamium Park
- University of Hertfordshire (Hatfield)
- Whipsnade Zoo
- Knebworth House
- Chilterns National Landscape

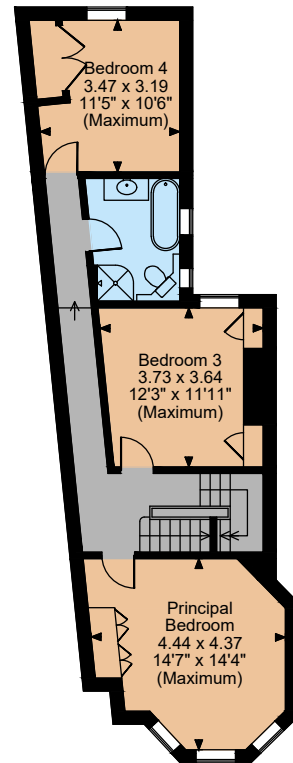
## Nearby Schools

- Aboyne Lodge Primary School
- Maple Primary School
- Alban City School
- Bernards Heath Infant and Nursery School
- Fleetville Junior School
- Fleetville Infant and Nursery School
- St Albans & St Stephen Catholic Primary School & Nursery
- Cunningham Hill Schools
- Verulam School
- Loreto College
- St Albans High School for Girls
- St Albans Independent College
- St Columba's College

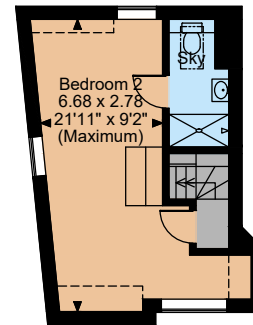




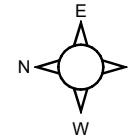
**Ground Floor**



**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 1,807 sq ft (168 sq m)

Total internal area 1,807 sq ft (168 sq m)

For identification purposes only.

### Directions

AL3 5EN

///what3words:claps.dawn.driver - brings you to the frontage

### General

**Local Authority:** St Albans City and District Council

**Services:** Electricity, Gas, mains water and drainage

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band F

**EPC Rating:** D

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

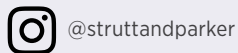
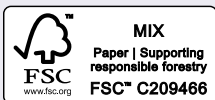
## St Albans

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