



11 Dalton Street, St. Albans, AL3 5QQ

Guide price £625,000 Freehold

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11 Dalton Street

St. Albans, AL3 5QQ

A delightful two-bedroom Victorian cottage nestled in the sought-after Garden Fields Conservation Area, just a short walk from St Albans City Centre with the benefit of a 100ft sunny rear garden.

The property opens with a part-glazed front door into a cosy lounge featuring a characterful fireplace, wooden flooring, and bespoke fitted cupboards with shelving above. A door leads through to a sociable dining room with a rear-facing window, original wooden floorboards, and stairs to the first floor. From here, a further door opens into a modern-style kitchen, fitted with a range of wall and base units, a mix of integrated and freestanding appliances, and double doors leading out to the rear garden.

The lower ground floor offers a versatile reception room with natural light and ventilation from the rear, ideal as a home office, snug, or occasional guest space.

Upstairs, the first-floor landing leads to the principal bedroom with a feature fireplace and sash windows to the front. The second bedroom overlooks the rear garden and includes built-in storage. A stylish bathroom suite completes the floor, featuring a bathtub with a waterfall shower above, a basin with storage below, and a WC.

Externally, the rear garden offers a patio area perfect for entertaining, leading to a generous lawn and a wooden summer house at the far end.

Dalton Street is fantastically located in the Garden Fields Conservation Area within a short walk of the extensive shops and leisure facilities of St Albans City Centre and mainline train station into central London. There are also highly regarded local primary schools close by.





ACCOMMODATION

Lounge

12 x 10'9 (3.66m x 3.28m)

Dining Room

11'9 x 11'2 (3.58m x 3.40m)

Kitchen

11'3 x 5'5 (3.43m x 1.65m)

Basement Room

10'8 x 9'4 (3.25m x 2.84m)

FIRST FLOOR

Bedroom 1

12'2 x 10'11 (3.71m x 3.33m)

Bedroom 2

9'1 x 5'4 (2.77m x 1.63m)

Bathroom



OUTSIDE

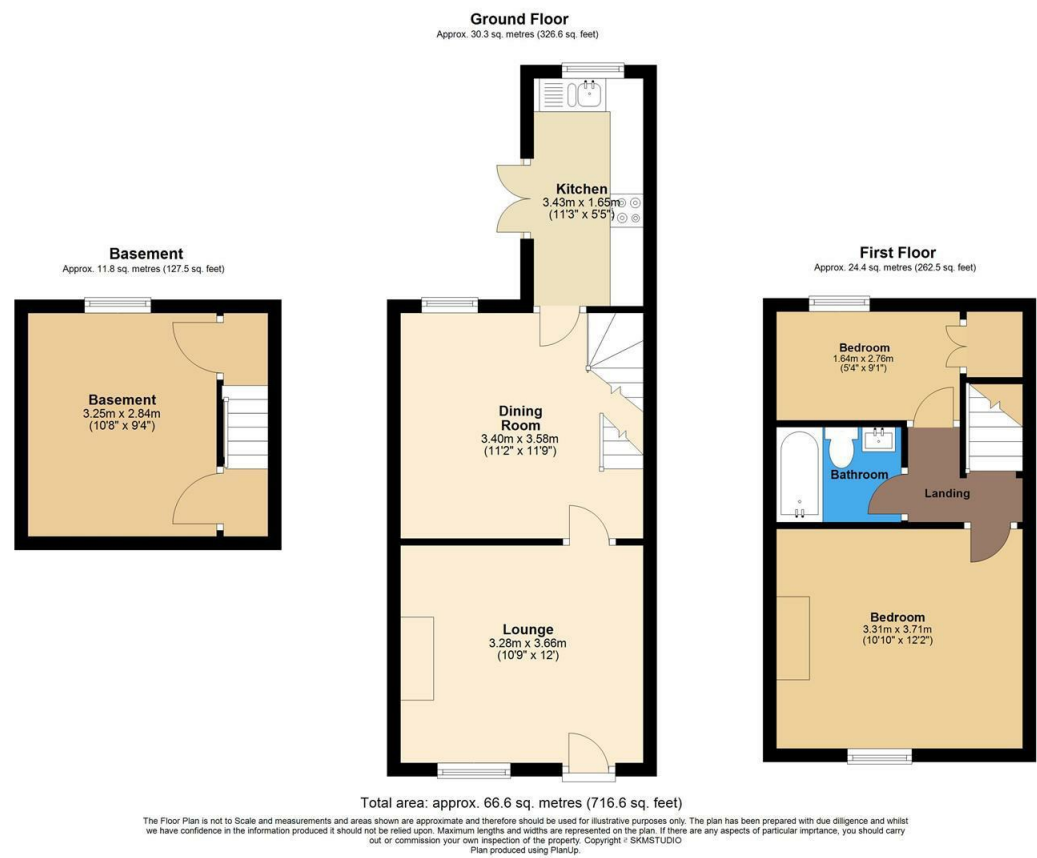
Frontage

Rear Garden

100 (30.48m)



Floor Plan



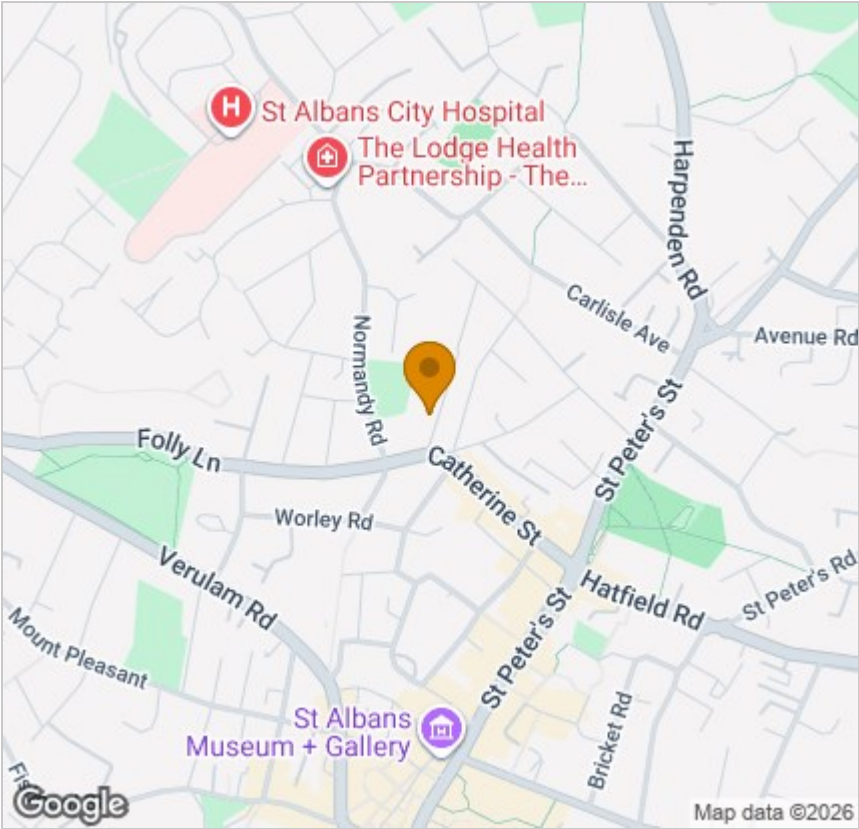
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

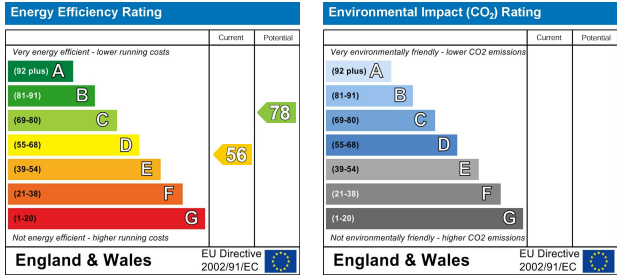
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Area Map



Energy Efficiency Graph



Paul Barker
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