



34 Dalton Street, St. Albans, Hertfordshire AL3 5QJ

Guide price £825,000 Freehold



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St. Albans, Hertfordshire AL3 5QJ

A wonderful 3 - 4 bedroom bay fronted Victorian house arranged over three floors with generous ground floor side and rear extension and an attractive 60ft rear garden. Located within a sought after Conservation area within a 10 minute walk to the City centre and the train station a further 10 minutes away.

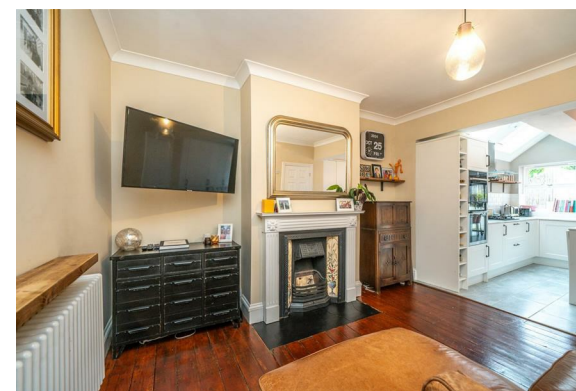
The accommodation begins with a welcoming entrance hall with stairs to the first floor and doors to rooms. The comfortable lounge benefits from a bay window to the front and feature fireplace. The sociable family room also enjoys a fireplace, access to a convenient cloakroom/W.C. and opens into the stylish extended kitchen with a part-vaulted ceiling with roof light windows. The quality kitchen has an extensive range of units with work tops above, integrated appliances and a sociable island unit with breakfast bar. The open plan dining room features bi-folding doors to the rear garden and a generous roof atrium allowing light to flood in.

The first floor landing has a useful storage cupboard, stairs to the second floor and doors to rooms. The master bedroom has two sash windows to the front and a range of fitted wardrobes. There's a well-proportioned bedroom overlooking the rear garden, a study/child's bedroom and a stylish bathroom suite incorporating a bath with waterfall shower above, basin and W.C.

The second floor landing leads to a double bedroom with a range of bespoke fitted wardrobes and access to excellent eaves storage space.

Externally there's a pleasant low-maintenance frontage with brick wall to the front and pathway to the front door. To the rear is a private garden with lawn area leading to patio area, ideal for entertaining, a wooden shed and rear pedestrian access.

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

Hallway

Lounge

13'1 x 10'3 (3.99m x 3.12m)

Family Room

12'5 x 10'8 (3.78m x 3.25m)

Kitchen

12'5 x 10'9 (3.78m x 3.28m)

Dining Room

11'5 x 7'11 (3.48m x 2.41m)

Cloakroom W.C.

FIRST FLOOR

Landing

Bedroom

13'5 x 11'7 (4.09m x 3.53m)

Bedroom

12 x 8 (3.66m x 2.44m)

Study/Childs Bedroom

8'9 x 6'2 (2.67m x 1.88m)

Bathroom

SECOND FLOOR

Bedroom

13'9 x 8 (4.19m x 2.44m)

OUTSIDE

Frontage

Rear Garden

60 max (18.29m max)



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.

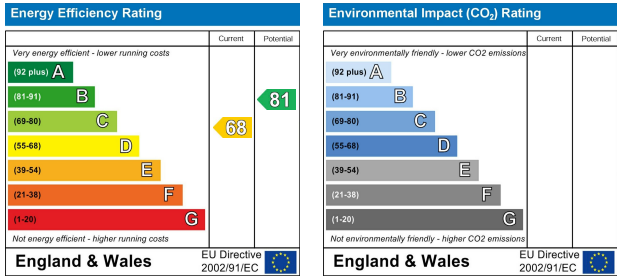
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS