



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

Guide price £725,000 Freehold





## 22 Dalton Street

St. Albans, Hertfordshire AL3 5QJ

This delightful three-bedroom Victorian terraced house is located in the highly sought-after Garden Fields Conservation Area. Beautifully presented throughout, the property effortlessly combines period charm with contemporary comfort and is arranged over three floors, featuring a private rear garden and a wealth of character.

The accommodation begins with a welcoming lounge accessed via the front door, where a sash window, elegant fireplace, and wooden mantel create a warm and inviting atmosphere. This flows into the dining room, which boasts wooden flooring, a spacious under-stairs cupboard, and direct access to the extended kitchen. The kitchen is a bright and stylish space, enhanced by a part-vaulted ceiling, Velux window, and French doors opening onto the garden. An extensive range of fitted wall and base units provides both practicality and contemporary flair.

On the first floor, the generous principal bedroom includes fitted wardrobes, while the second double bedroom also benefits from built-in storage. A modern family bathroom, complete with an airing cupboard, serves both rooms. The top floor offers a versatile third bedroom with dual-aspect windows, an abundance of natural light, and ample built-in storage—perfect as a guest room, home office, or creative studio.

Outside, the attractive frontage adds kerb appeal, while the private rear garden offers a tranquil retreat with a lawn bordered by mature planting and a secluded decked patio—ideal for al fresco dining or peaceful relaxation.

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

11'6 x 11'11 (3.51m x 3.63m)

### Dining Room

14'11 x 11'11 (4.55m x 3.63m)

### Kitchen

16'4 x 7'3 (4.98m x 2.21m)



## FIRST FLOOR

### Bedroom 1

11'6 x 11'11 (3.51m x 3.63m)

### Bedroom 2

9' x 8'11" (2.74m x 2.72m)

### Bathroom

## SECOND FLOOR

### Bedroom 3

12'11 x 11'11 (3.94m x 3.63m )

## OUTSIDE

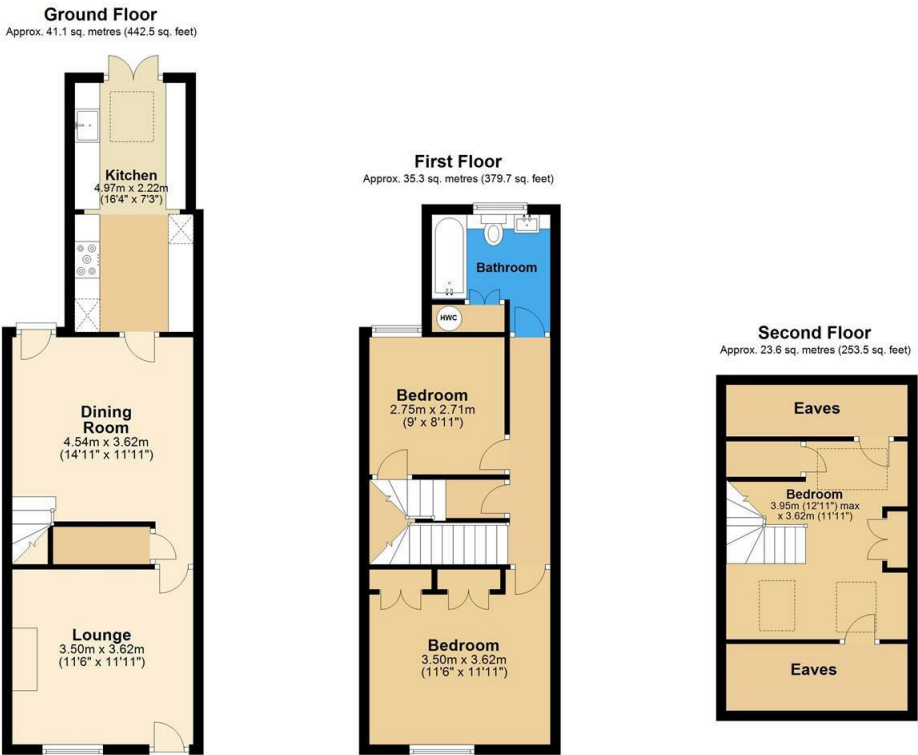
### Paved Frontage

### Rear Garden





Floor Plan



Total area: approx. 99.9 sq. metres (1075.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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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

