



## Dalton Street

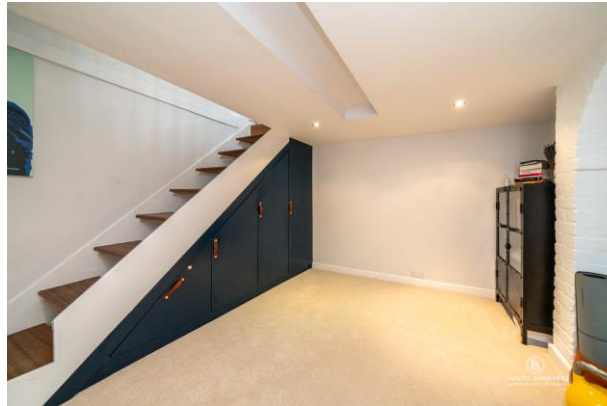
A Two Bedroom Victorian House in St Albans

# Two Bedroom Victorian House with West Facing Garden on Dalton Street

£625,000

- Two Bedrooms • Family Bathroom • Basement •
- Kitchen • Living Room • Private Garden •
- Walking Distance of Mainline Station • Short Stroll to St Albans City Centre •

This exceptionally well presented two bedroom home with basement room is nestled amongst a row of traditional Victorian terraces on Dalton Street. The very well maintained exterior beautifully complements the decor and presentation within the house. The ground floor comprises open plan living room with log burner as well as a stylish kitchen whilst upstairs is a luxury bathroom and two bedrooms. There is also a basement. The pretty, west facing rear garden is laid mainly to lawn with a spacious patio. Dalton Street is located within the sought after conservation area of St Albans city centre. Just a short stroll away are the many and varied amenities St Albans has to offer with a convenience store just moment from the house. Within close walking distance is St Albans mainline train station and popular local nurseries and schools.





## Walking Distance of St Albans Mainline Station and City Centre

### Ground Floor

Beyond the front door is the open plan living room with sash windows fitted with 'split-style' shutters. The open plan living room overlooks the front aspect and boasts a traditional cast iron feature fireplace with wood burner and a window to the back of the room offers a view of the rear garden. Traditional wooden floor is laid throughout this sizeable open plan area which is a wonderful space in which to entertain. The modern kitchen is located to the back of the house and comprises a range of base and wall-mounted units with quartz work surface over. Fully integrated appliances include double oven, induction hob, dishwasher, washer/dryer and fridge/freezer. Access to the rear garden is through a stable door in the kitchen.

### Lower Ground Floor

Stairs descend from the dining room to the spacious basement. There is built in storage cupboards under the stairs. A window just below street level floods the room in natural light.

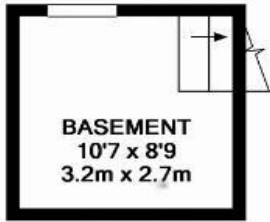
### First Floor

Upstairs there are two bedrooms and the family bathroom. Bedroom one is a double overlooking the front aspect with a cast iron feature fireplace. Bedroom two overlooks the rear garden and has a fitted wardrobe/storage cupboard. Both bedrooms boast fitted shutters. The luxury family bathroom comprises bath with shower over, WC, vanity basin and heated towel radiator. The landing area provides access to the loft.

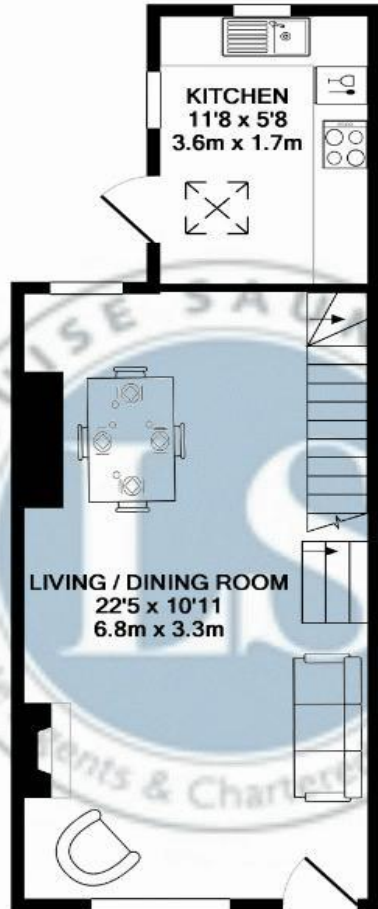
### Exterior

To the front of the house is a small private frontage with traditional tiled path leading to the front door. Accessible via the kitchen, the west facing rear garden features a spacious patio - an ideal spot for outdoor entertaining - which leads to the lawn area. The garden extends approx. 60ft and is bordered by wooden fencing. There is a wooden shed and external side access to the garden.





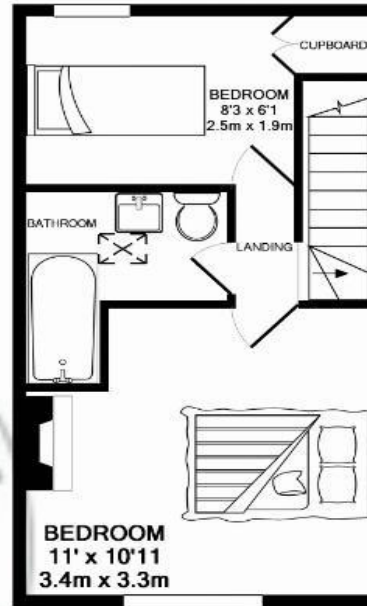
BASEMENT ROOM  
APPROX. FLOOR  
AREA 67 SQ.FT.  
(6.3 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 774 SQ.FT. (71.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2017



1ST FLOOR  
APPROX. FLOOR  
AREA 307 SQ.FT.  
(28.5 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

[www.louisesaunders.co.uk](http://www.louisesaunders.co.uk)

T: (01727) 833381

E: [louise@louisesaunders.co.uk](mailto:louise@louisesaunders.co.uk)

