



Dalton Street, St. Albans



DAVID CHADWICK
ST ALBANS



9 Dalton Street, St. Albans, AL3 5QQ

Sitting room | Dining room | Reception 3/home office | Two bedrooms | First floor bathroom | West-facing garden | Tenure – Freehold

The Property

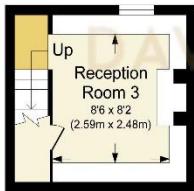
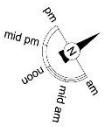
9 Dalton Street is an excellent Victorian terraced cottage situated in a popular and convenient central conservation area location within easy reach of the city centre, mainline station, excellent schools and extensive local amenities, including the park at Bernards Heath, Verulamium, Victoria and the Brickett.

With well-presented accommodation over three floors the house offers scope for some updating and enlargement subject to the necessary consents. At present to the ground and lower ground floors is

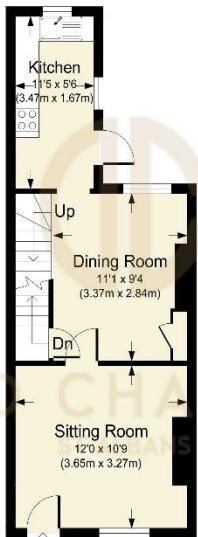
comfortable living accommodation in the form of a sitting room with feature fireplace, a separate dining room, also with a feature fireplace, and fitted storage, and a further reception to the lower ground floor offering scope for use in a number of ways. It is accessed via a staircase with a door from the dining room, has a window to the rear and a radiator linked to the gas fired central heating system found throughout the house. To the rear of the house and with a door to the garden is a dual aspect fitted kitchen.

To the first floor, which is wider than normal by virtue of the extra width over the alley way below, are two comfortable bedrooms. Bedroom 1 to the front of the house is particularly spacious, and both bedrooms have fitted wardrobes and pretty feature fireplaces. A bathroom, with a shower over the bath, completes the picture upstairs while a hatch provides access to the loft above. Double glazing has been installed across the ground and first floors.

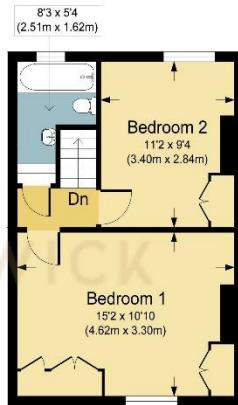




Basement



Ground Floor



First Floor

DALTON STREET, AL3

APPROX. GROSS INTERNAL FLOOR AREA 796.52 SQ FT / 74.0 SQ M.
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To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.



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