



14 Dell Rise, Park Street, St. Albans, AL2 2QJ

Guide Price £535,000

**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS



- No Upper Chain
- Sought After Location
- Semi Detached Bungalow
- Two Bedrooms
- Utility
- Garage
- Off Street Parking
- Close To Local Amenities
- Council Tax Band E

\*\*\*NO UPPER CHAIN\*\*\* Situated in a popular and sought after location within Park Street, St Albans, this two bedroom semi detached bungalow is perfect for downsizers.



The property begins with an entrance porch, upon entry you walk into a generous sized sitting room which looks out onto the front of the home. There is a fully functional fitted kitchen with ample eye and base level units. There is the added benefit of a utility area accessed via the kitchen.

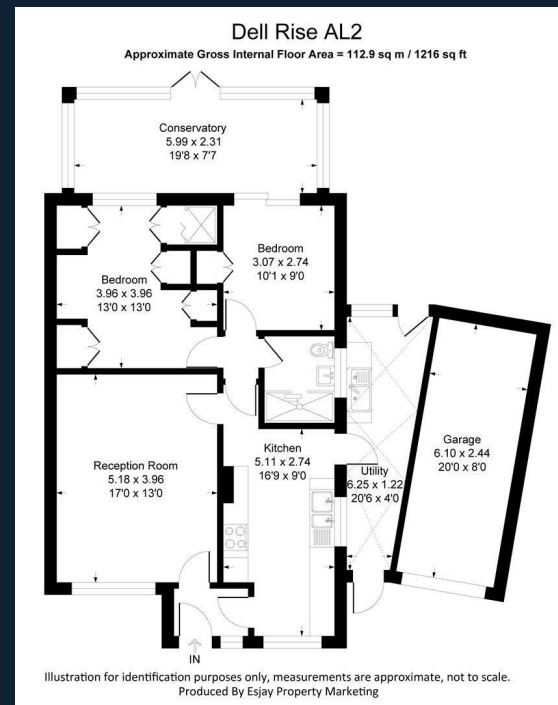
The property has two bedrooms on offer, both of which have storage space. Access from the second bedroom leads to a spacious light filled conservatory looking out to the rear garden. Completing the accommodation is a three piece shower room.

Outside, the rear garden is mainly laid to lawn with a patio area perfect for the summer season and entertaining. To the front, there is a garage accessed by own driveway and off street parking for up to two vehicles.

Viewings strictly by appointment through Carter Hayward on 01923 682 888.







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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
	<b>70</b>		<b>85</b>
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b> EU Directive 2002/91/EC </p>		<p><b>England &amp; Wales</b> EU Directive 2002/91/EC </p>	