



Dell Rise

Park Street | | AL2 2QJ



STEP INSIDE

Dell Rise

JW & Co. takes great pleasure in presenting this meticulously extended 3/4 bedroom semi-detached residence situated within the sought-after locale of Dell Rise, Park Street. The current owners have made substantial enhancements, thereby imbuing this property with contemporary allure, ideal for modern family living. Offering significant potential for further expansion, subject to the necessary planning permissions, this residence stands out as a unique offering within the local landscape.

The ground floor encompasses an inviting entrance, generously proportioned living room, dining area, and an adaptable reception space that can function as an additional bedroom. A sleek, well-appointed kitchen boasting integrated appliances and a breakfast bar augments the living space. Furthermore, a secondary reception room/bedroom, a four-piece wet room, and a utility area, accessible separately from the kitchen, provide versatile options for accommodation and could be reconfigured to accommodate a separate annex.

Ascending to the second floor, two double bedrooms await, accompanied by a family bathroom. The primary bedroom is enriched by a walk-in wardrobe, offering practical storage solutions.

Externally, the property is graced by a private 50ft. south-facing rear garden. Additional storage facilities are available in the form of a converted garage, complemented by a driveway accommodating two vehicles and a front lawn, potentially adaptable to facilitate multiple car parking with the introduction of paving.

Internal viewings are strongly encouraged to fully appreciate the myriad features and potential of this exceptional property.









STEP OUTSIDE

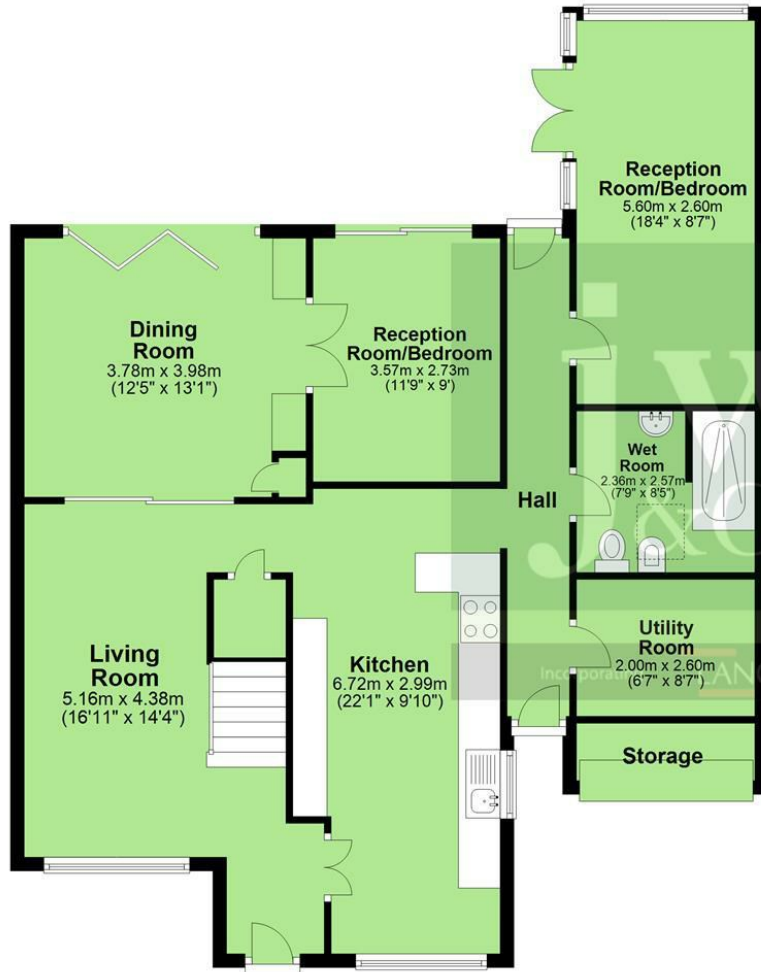
Dell Rise

Nestled within the picturesque Hertfordshire countryside, Park Street offers a serene and idyllic setting for its residents. Life here unfolds amidst a backdrop of rolling hills, verdant meadows, and charming woodland trails, inviting outdoor adventures and moments of tranquillity. The community spirit thrives, with friendly neighbours and vibrant local events fostering a sense of belonging. Park Street combines the best of rural living with urban convenience, boasting a range of amenities including quaint shops, cosy pubs, and family-run eateries serving up delicious fare. For families, the area is dotted with excellent schools and playgrounds, ensuring a nurturing environment for children to grow and thrive. Commuters benefit from seamless transportation options, with easy access to major roadways and efficient rail services connecting to nearby towns and London. Whether exploring the scenic countryside or enjoying the warmth of community gatherings, life in Park Street, AL2 is a harmonious blend of relaxation, convenience, and rural charm.





Ground Floor
Approx. 96.5 sq. metres (1039.1 sq. feet)



First Floor
Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 134.7 sq. metres (1450.3 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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