



Dell Rise

Park Street | Hertfordshire | AL2 2QJ

£725,000



STEP INSIDE

Dell Rise

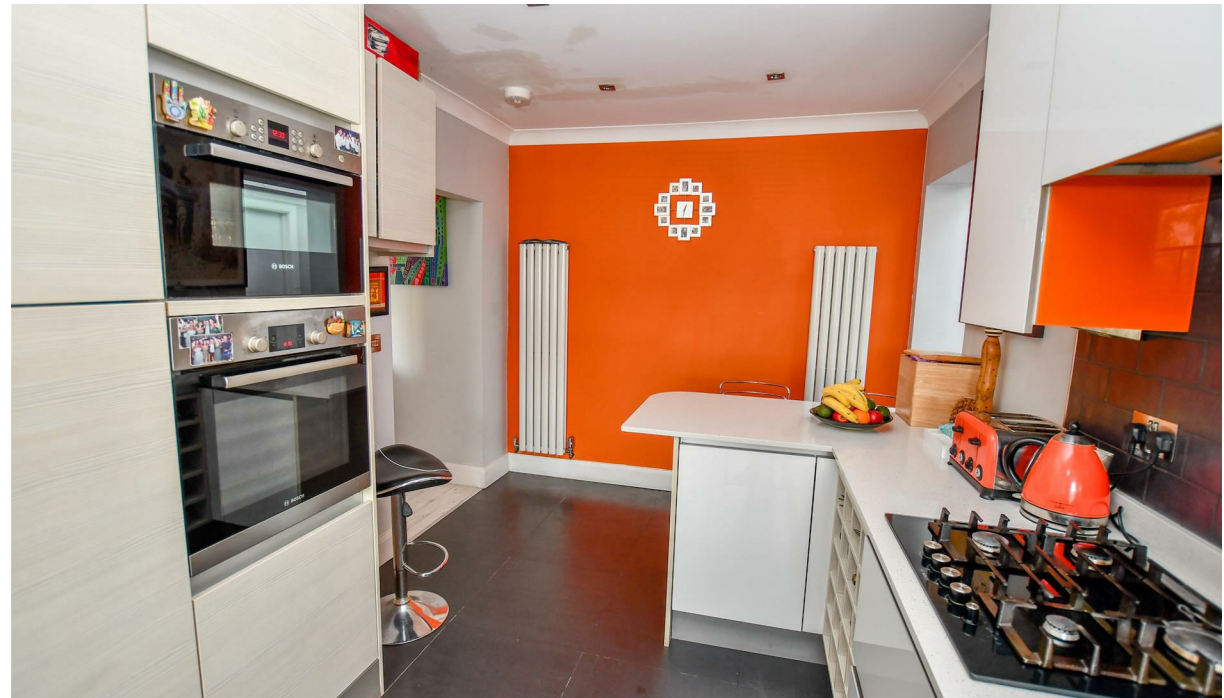
JW & Co. takes great pleasure in presenting this meticulously extended 3/4 bedroom semi-detached residence situated within the sought-after locale of Dell Rise, Park Street. The current owners have made substantial enhancements, thereby imbuing this property with contemporary allure, ideal for modern 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.









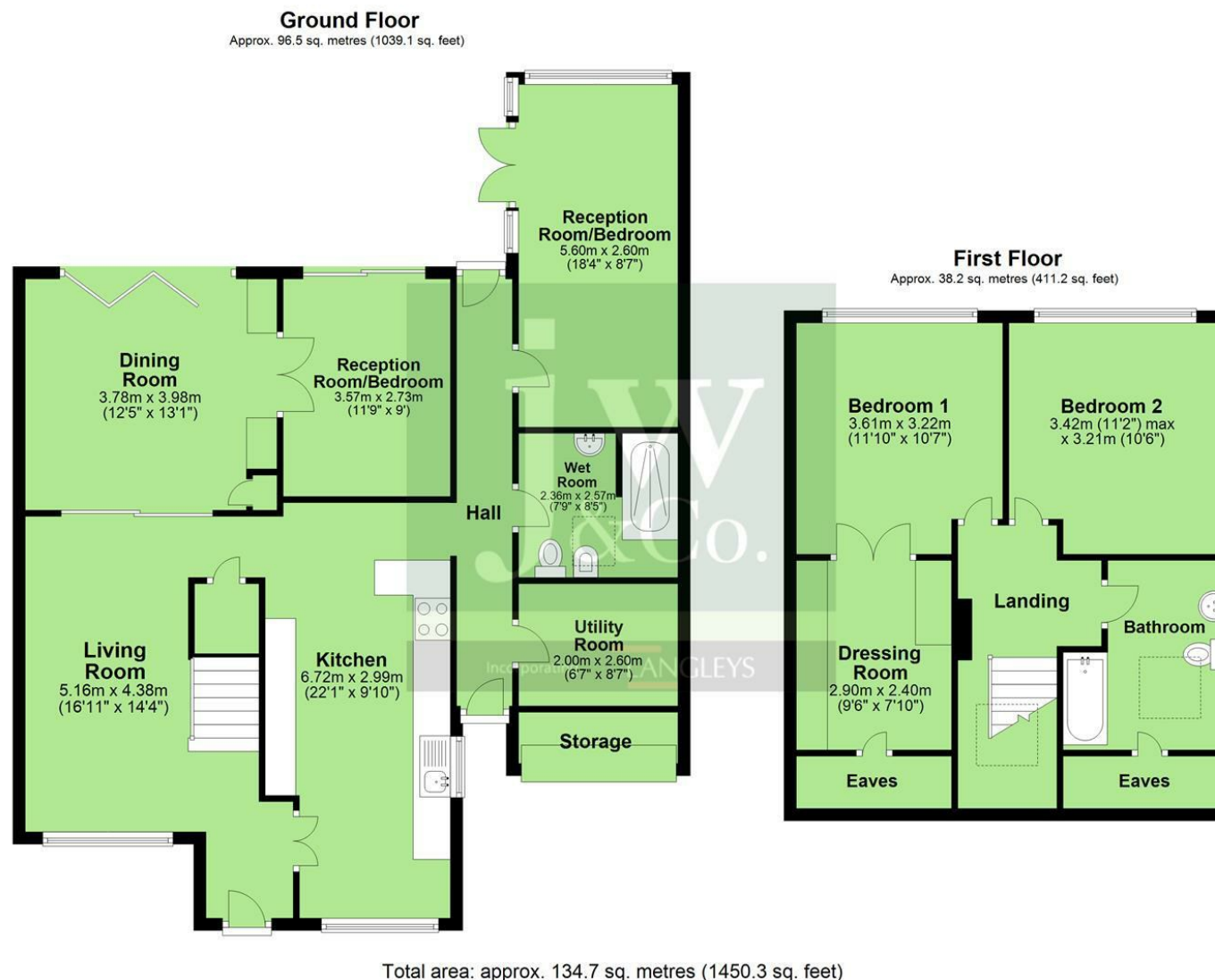
STEP OUTSIDE

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.







John Whiteman & Company
01727 844444
stalbans@jwandco.co.uk

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.

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 

