



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



14 DELL RISE, PARK STREET, ST. ALBANS, AL2 2QJ

GUIDE PRICE £650,000



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

Situated on Dell Rise, Park Street, St. Albans a popular and quiet location, this charming semi-detached bungalow offers a delightful blend of modern living and comfort. Spanning an impressive 1,207 square feet, the property has been meticulously renovated throughout, ensuring a fresh and inviting atmosphere.

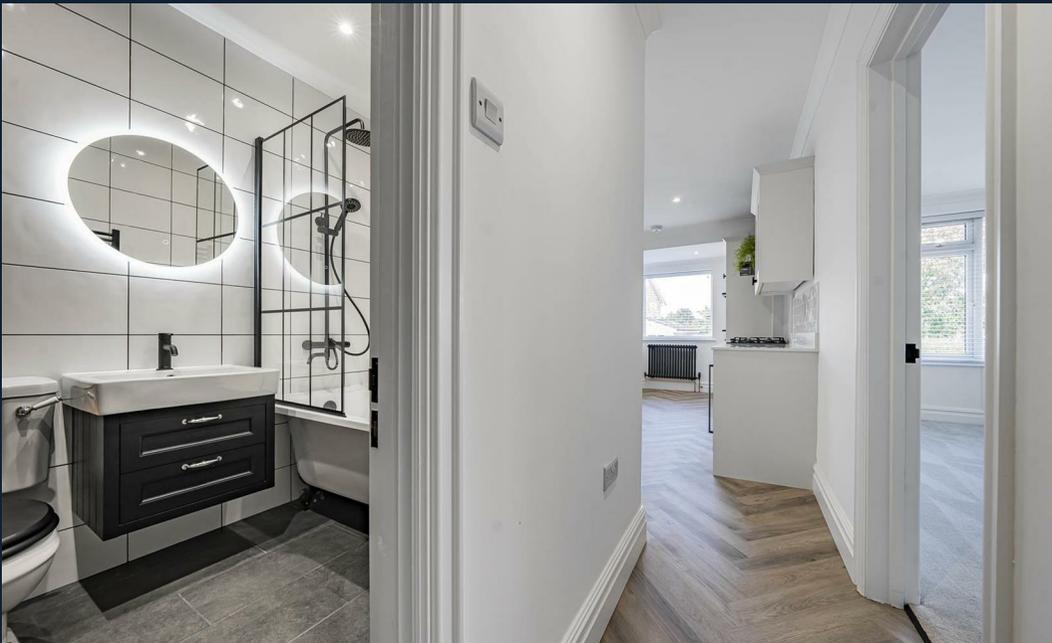
There is a cosy reception room, complete with a stylish media wall and bifold doors that seamlessly connect to a lovely sun room, perfect for enjoying the natural light and views of the garden. The ample-sized kitchen is equipped with modern appliances, making it a joy for any home cook.

This bungalow features three well-proportioned bedrooms, with one benefiting from a convenient en suite shower room, alongside a main bathroom that caters to the needs of family and guests alike. A utility room adds to the practicality of the home, providing additional space for laundry and storage.

The private south-facing rear garden is a true highlight, offering a serene outdoor space for relaxation or entertaining. Off-street parking for two vehicle adds to the convenience of this property, which is close to local amenities and excellent road links.

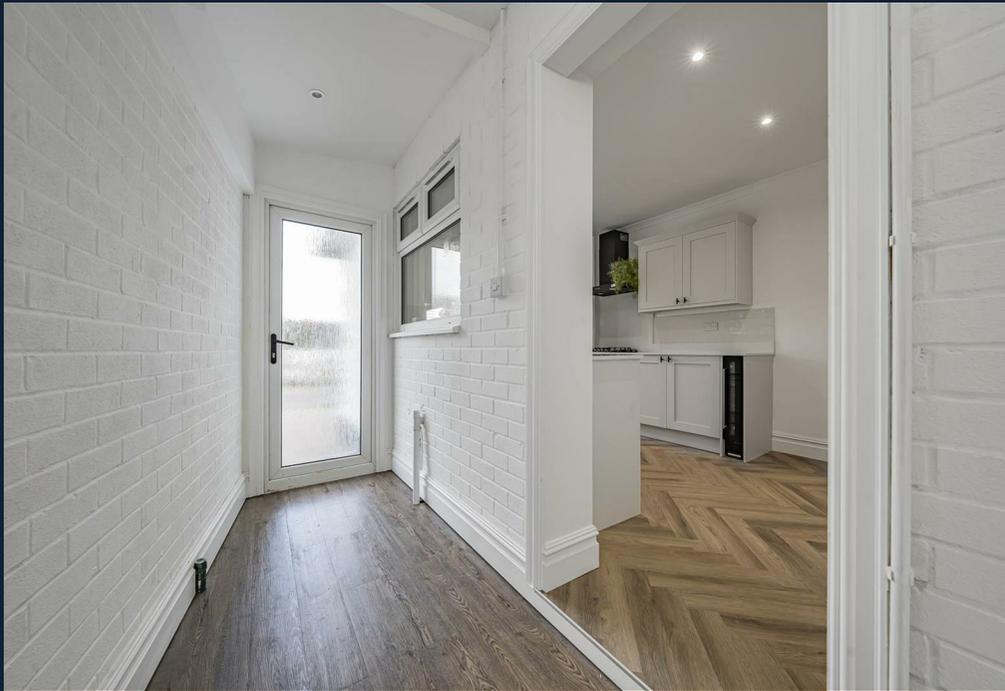
This bungalow is an ideal choice for downsizers or small families seeking a beautifully finished home that is ready to move into. With its thoughtful design and prime location, it presents a wonderful opportunity to enjoy comfortable living in St. Albans.





- Popular & Quiet Location
  - Recently Renovated
- Semi Detached Bungalow
  - Three Bedrooms
  - Two Bathrooms
- Spacious Rear Garden
  - Utility Room
  - Off Street Parking
- Close to Local Amenities
  - Council Tax Band E







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## Dell Rise AL2

Approximate Gross Internal Floor Area = 112.1 sq m / 1207 sq ft

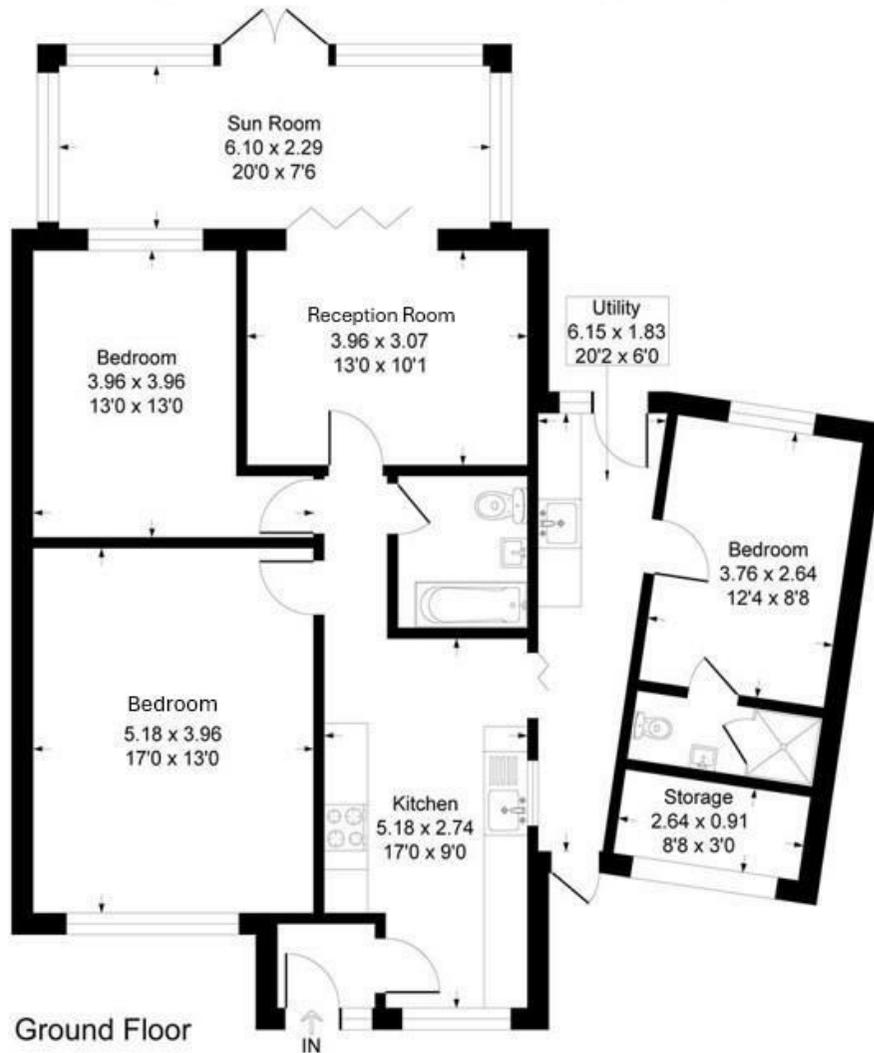


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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