



Guide Price £550,000

26 Dell Rise, Park Street, St. Albans, Hertfordshire, AL2 2QJ



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



- No Upper Chain
- Sought After Location
- Two Bedroom Bungalow
- Garage
- Rear Garden
- Off Street Parking
- Potential To Extend

Situated in a sought after and quiet residential road, this two bedroom semi detached bungalow offers a first time buyer or a downsizer an opportunity to create their dream home.

The property opens with an entrance lobby which has access to a spacious fully functional fitted kitchen, off of the entrance also a larger than average lounge measuring 17'0 x 13'0. There are two double bedrooms both with built in wardrobe space, a shower room completes the accommodation.

Outside of the property there is garden benefitting from a patio area and mainly laid to lawn perfect for summer entertaining, there is access leading into a garage ideal for storage but also potential to extend the home. To the front there is off street parking for up to two vehicles.

This property come to the market with the added bonus of no upper chain.

Viewings strictly by appointment through Carter Hayward on 01923 682888.





## Dellrise AL2

Approximate Gross Internal Floor Area = 81.9 sq m / 882 sq ft

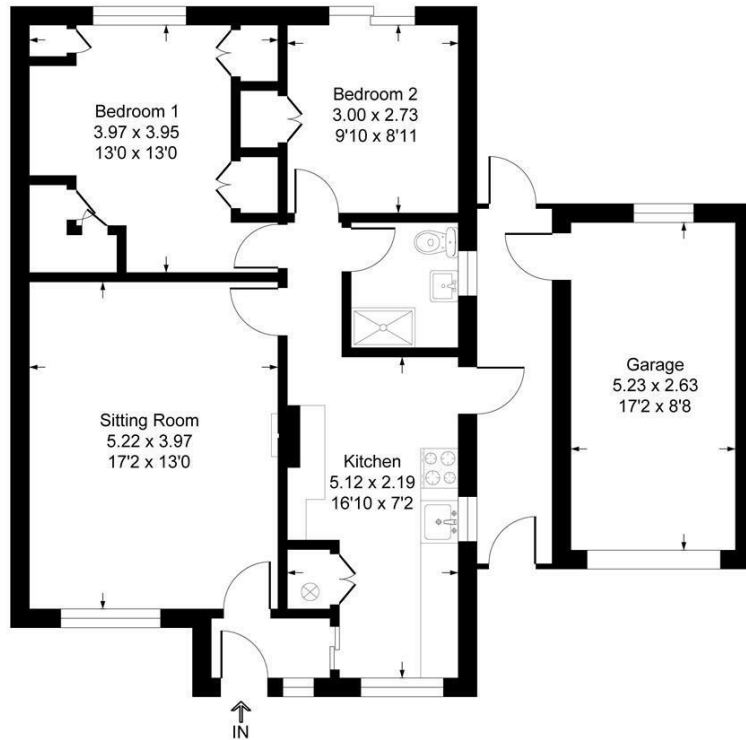


Illustration for identification purposes only, measurements are approximate, not to scale.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	65

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	87



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