



**BRADFORD  
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

Mortimer Crescent, Kings Park, St. Albans, AL3 4GB

£950,000

## Mortimer Crescent, Kings Park, St. Albans, AL3 4GB

This contemporary SEMI-DETACHED TOWNHOUSE enjoys spacious well planned accommodation arranged over THREE FLOORS with a stylish high quality finish throughout. There is a modern, bright and airy feel to the impressive open plan kitchen diner and luxurious touches to the bathrooms and EN-SUITE.

The spacious living room enjoys generous proportions and opens directly onto a well tended SOUTH FACING REAR GARDEN. The entire top floor is dedicated to a wonderful master suite with a walk in DRESSING ROOM and en-suite shower room.

The property enjoys a really nice frontage set back from the road and the pavement. Directly to the side of the property there is a single garage and a generous driveway offering ample off street parking.

Mortimer Crescent forms part of the sought after Kings Park development, located on the south side of St Albans, close to well regarded schooling, a Waitrose supermarket and the wide open spaces of Verulamium Park and adjoining lakes are just across King Harry Lane.

The development is also a short drive from the M1 and M25 motorways.



## ACCOMMODATION

### Entrance

Pathway leading to part glazed front door, opening into:

### Entrance Hall

Staircase to first floor, tiled floor, radiator, under stairs storage cupboard, doors to:

### Cloakroom

Low level wc, wash handbasin, tiled splash back, radiator.

### Kitchen / Dining Area

22'0 x 10'7 (6.71m x 3.23m)

A wonderful open plan space with tiled floor, spotlights, radiator, large window to front overlooking the front garden.

### Kitchen Area

Enjoys an extensive range of high gloss wall and base units, contrasting stone work surface over, inset sink with mixer tap, gas hob, light and filter unit, twin oven, microwave, coffee machine, full height fridge and separate full height freezer, dishwasher, washing machine, under counter lighting, space for family size table and chairs, breakfast bar.

### Living Room

13'5 x 18'3 (4.09m x 5.56m)

Generous size room over looking the rear garden, double doors opening onto the patio, further window for maximum natural light, gas fireplace, radiator.

## FIRST FLOOR

### Landing

A well proportioned landing, turning staircase to first floor.

### Bedroom Two

11'4 x 12'11 (3.45m x 3.94m)

Double bedroom, window to front, radiator, door to:

### Dressing Room

6'3 x 6'8 (1.91m x 2.03m)

Shelf and hanging space, with potential to configure as a home office.

### En-Suite Bathroom

11'4 x 5'4 (3.45m x 1.63m)

Luxurious full en-suite bathroom, bath, low level wc, washbasin, tiled shower cubicle, window to front, radiator, spotlights, fitted mirror.

### Bedroom Three

13'5 max x 9'10 (4.09m max x 3.00m)

Double bedroom, radiator, window to rear.

### Bedroom Four

13'5 x 8'4 (4.09m x 2.54m)

Double bedroom, radiator, window to rear.



## Family Bathroom

6'11 x 6'2 (2.11m x 1.88m)

Contemporary white suite, low level wc, wash handbasin, bath with mixer tap and hand held shower attachment, tiled splash back and floor, recess mirror, radiator, spotlights.

## SECOND FLOOR

### Bedroom One

17'11 x 18'7 (5.46m x 5.66m)

Stunning master bedroom with windows to front, radiator, space for large bed and additional furniture such as sofa or armchair, door to airing cupboard housing hot water cylinder, door to:

### Dressing Room / Office

6'5 x 9'6 (1.96m x 2.90m)

Currently set up as a home office, radiator, with hanging wardrobe space, window to rear.

### En-suite Shower Room

6'5 x 9'6 (1.96m x 2.90m)

White suite, low level wc, washbasin, tiled shower cubicle, tiled splash back and floor, radiator, spotlights, window to rear.

## EXTERIOR

### Front

The property enjoys a really nice frontage set back from the road and pavement, well tended garden and lawn, low level hedge, pathway to front door.

### Rear Garden

This property enjoys a south facing garden, benefitting from a generous width with patio area, lawn area and direct access to the garage. The well tended garden backs onto established hedgerows and the gardens of Abbey Avenue giving this property a favourable aspect.

### Driveway

Positioned directly to the side of the property providing ample off street parking.

### Garage

19'11 x 10'3 (6.07m x 3.12m)

Positioned directly to the side of the property is a single garage with powered up and over door, light and power laid on, door to garden and offers potential scope to be incorporated into the house subject to the necessary planning consents should you wish to create additional living space.

### Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

### Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.







Total area: approx. 190.5 sq. metres (2051.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.  
The total square area includes the garage.  
Plan produced using PlanUp.

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