



**BRADFORD  
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

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

£915,000



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

This stylish semi-detached townhouse with spacious accommodation is arranged over three floors enjoying a high quality finish throughout. There is a contemporary feel to the impressive open plan kitchen diner and luxurious touches in the bathrooms and the en-suite. The spacious living room overlooks a well tended rear garden.

The entire top floor is dedicated to a stunning master suite with a walk in dressing room and an en-suite shower room. To the side of the property there is a driveway and single garage.

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 away from the M1 and M25 motorways



## ACCOMMODATION

### Entrance

Pathway leading to part glazed 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, window to side.

### Kitchen / Dining Area

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

A wonderful open plan bright space with tiled floor, spotlights, radiator, window to front. Kitchen area enjoys an extensive range of white 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, fridge freezer, dishwasher, washing machine, under counter lighting, space for family size table and chairs.

### Living Room

13'3 x 18'2 (4.04m x 5.54m)

A generous size room overlooking the rear garden, double doors opening onto the patio, further window for maximum natural light, radiator.

## FIRST FLOOR

### Landing

A well proportion landing, turning staircase to first floor.

### Bedroom Two

14'4 x 12'6 (4.37m x 3.81m)

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

### Dressing Room

Currently set up 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 x 8'3 (4.09m x 2.51m)

Double bedroom, radiator, window to rear.

### Bedroom Four

10'2 x 9'6 (3.10m x 2.90m)

Double bedroom, radiator, window to rear.





## Family Bathroom

6'10 x 6'3 (2.08m x 1.91m)

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

## SECOND FLOOR

### Bedroom One

19'0 max x 18'2 (5.79m max x 5.54m)

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

### Dressing Room

Fitted with extensive shelf and hanging space, radiator, window to rear.

### En-Suite Shower Room

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

## EXTERIOR

### Front

The property has a well tended front garden with small lawn area, selection of shrubs and plants.

### Rear Garden

Enjoys a larger than average width compared to others in the development due to the garage being positioned to the side of the property. The garden has been improved by the current owners, with Italian porcelain tiling throughout, two patio areas, lawn, raised beds, and access to the garage.

### Driveway

Positioned to the side of the property.

### Garage

21'0 x 10'7 (6.40m x 3.23m)

Positioned to the side of the property, single garage with up and over door, light and power laid on, door to garden.

### Viewing Information

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

### Environmental Impact Rating

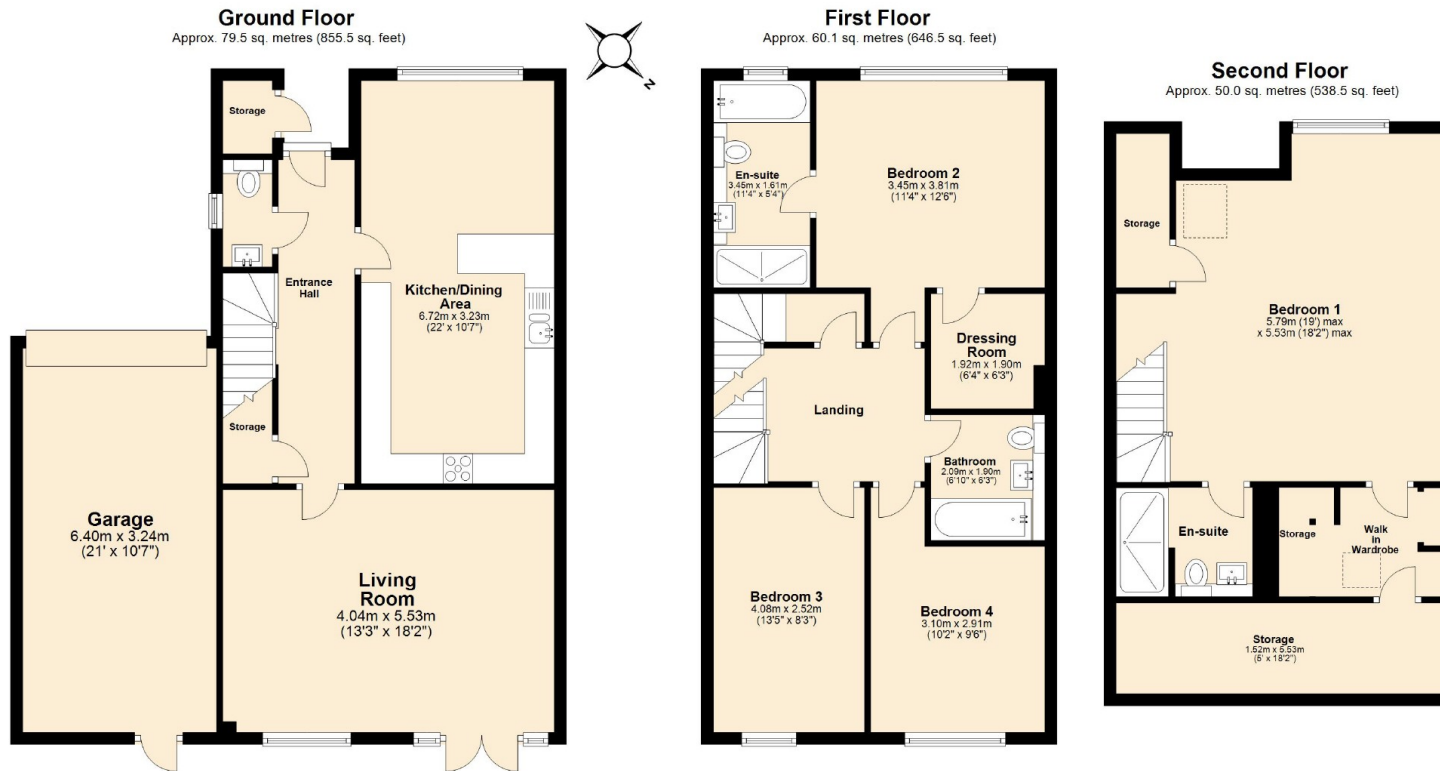
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.











Total area: approx. 189.6 sq. metres (2040.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
400-450	A		
300-400	B		
200-300	C		
150-200	D		
100-150	E		
50-100	F		
0-50	G		
Not energy efficient - higher running costs		85	85

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