





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

This stylish three double bedroom semi-detached home provides spacious accommodation arranged over two floors, enjoying a contemporary finish throughout and finished to a high standard.

The kitchen diner enjoys a range of integrated appliances and the spacious living room opens out onto a well tended rear garden. The well proportioned master bedroom enjoys its own en-suite shower room.

There is possible scope for a loft conversion, subject to the necessary planning consents and this home enjoys two allocated parking spaces to the front of the property.

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.



## ACCOMMODATION

### Entrance

Part glazed front door opening into:

### Entrance Hall

Radiator, staircase to first floor, doors to:

### Cloakroom

Low level wc, wash handbasin, radiator, window to front.

### Kitchen / Diner

17'6 max x 11'1 max (5.33m max x 3.38m max)

Extensive range of contemporary wall, base and drawer units, contrasting stone work surface over, inset sink, hob, light and filter unit, double oven, microwave, integrated dishwasher, washing machine and fridge freezer, under counter lighting, windows to front and side, tiled floor, spotlights, radiator.

### Living Room

15'8 x 19'5 max (4.78m x 5.92m max)

A well proportioned room, radiator, double doors opening onto patio, further window for further natural light.

## FIRST FLOOR

### Bedroom One

13'8 x 11'1 max (4.17m x 3.38m max)

A well proportioned room, radiator, fitted wardrobes, door to:

### En-Suite Shower Room

6'9 x 8'0 (2.06m x 2.44m)

Tiled shower cubicle, low level wc,





washbasin, tiled splash back and floor, radiator, window to front.

### **Bedroom Two**

9'7 x 10'6 (2.92m x 3.20m)

Radiator, window to rear.

### **Bedroom Three**

12'9 x 8'7 (3.89m x 2.62m)

Double bedroom, radiator, window to rear, fitted wardrobes.

### **Family Bathroom**

6'10 x 5'6 (2.08m x 1.68m)

Low level wc, wash handbasin, bath with mixer tap and hand held shower attachment, tiled splash back and floor, chrome radiator, window to side.

## **EXTERIOR**

### **Rear Garden**

Patio area, lawn.

### **Parking**

Located to the front of the property are two allocated parking spaces.

### **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 (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.



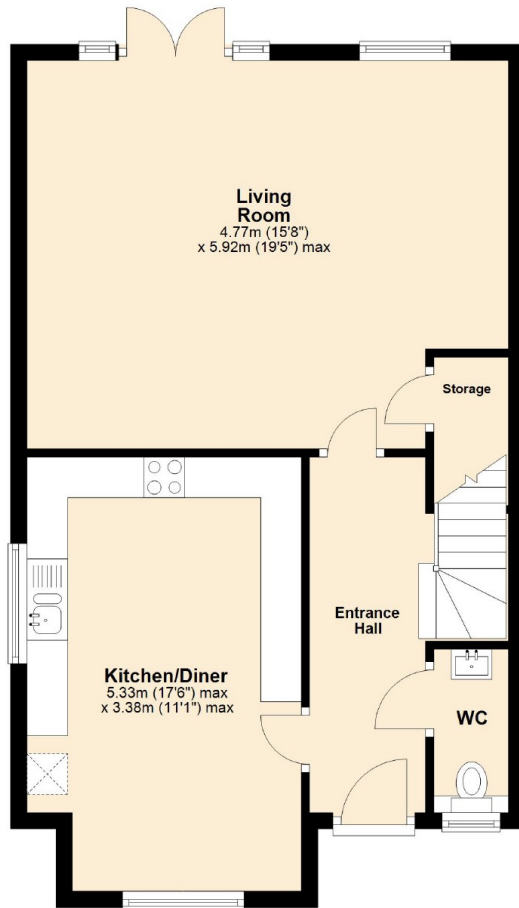






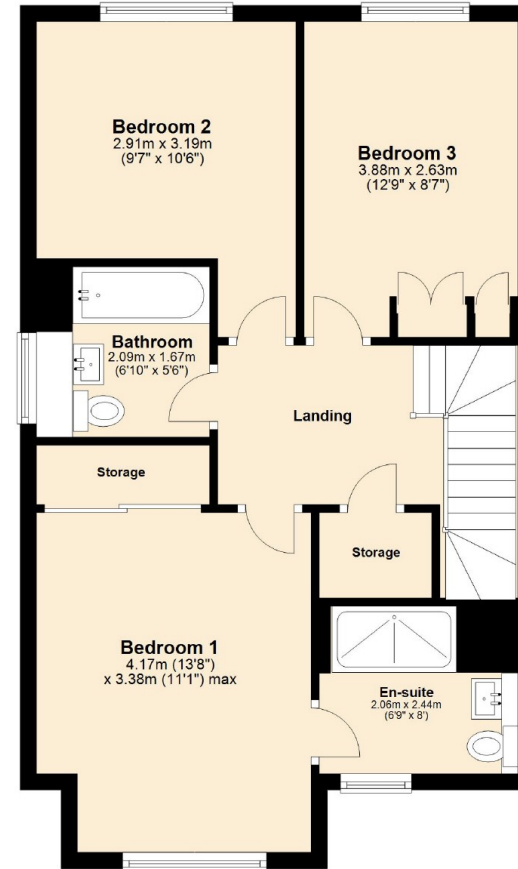
## Ground Floor

Approx. 57.4 sq. metres (618.0 sq. feet)



## First Floor

Approx. 57.5 sq. metres (618.6 sq. feet)



Total area: approx. 114.9 sq. metres (1236.6 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
100 kWh/m² or less	A		
81-100 kWh/m²	B		
61-80 kWh/m²	C		
41-60 kWh/m²	D		
21-40 kWh/m²	E		
1-20 kWh/m²	F		
0-10 kWh/m²	G		
Not energy efficient - higher heating costs			
England & Wales		83	83
		63	2002/19/EC

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