



Because property is personal with...

Mortimer Crescent, St Albans

BELVOIR!

Guide price £1,095,000



Key Features

- CHAIN FREE
- BRIGHT AND AIRY ACCOMMODATION
- IMMACULATELY PRESENTED THROUGHOUT
- DOUBLE GARAGE & OFF STREET PARKING
- HIGHLY SOUGHT AFTER KING'S PARK LOCATION
- GREAT LINKS FOR COMMUTERS
- EPC rating C
- Freehold





Executive Living in the Highly Desirable Kings Park, St Albans

Welcome to a truly exceptional home nestled in the prestigious Kings Park area, renowned as one of the most desirable developments in St Albans. This delightful property offers an unparalleled living experience, combining luxurious features with a prime location.

Key Features:

Double Garage: Enjoy the convenience and security of a spacious double garage.

Elegant En-Suites: Both the master bedroom and bedroom two feature stylish en-suite bathrooms.

Generous Reception Rooms: Two well-proportioned reception rooms provide ample space for entertaining and relaxation.

This elegantly crafted home boasts a well-lit and balanced living space. The ground floor features:

Welcoming Entrance Hall: A grand entrance that sets the tone for the rest of the house.

Convenient Cloakroom: A practical addition for guests.

Generous Kitchen/Dining Room: Perfect for family meals and entertaining, with modern appliances and finishes.

Playroom/Reception Room: A versatile space that can serve multiple purposes.

Cozy Sitting Room: Opens directly to the southeast-facing garden, offering a seamless indoor-outdoor living experience.

The first floor hosts:

Four Spacious Bedrooms: Each room is designed for comfort and relaxation.

Luxurious En-Suites: The master and second bedroom include en-suite bathrooms with fitted wardrobes.

Tastefully Designed Family Bathroom: Complements the elegant living space.

Well-Kept Rear Garden: Ideal for outdoor activities and relaxation.

Direct Access to Double Garage: Convenient and secure.

Pedestrian Access to Road: Easy access for walking and commuting.

Kings Park is ideally situated on the south side of St Albans, offering:

Excellent Connectivity: Close proximity to the M25 and the M1, perfect for commuters.

Fast Train Services: A one-stop train service to St Pancras International and Kings Cross station, as well as connections to Watford Junction and Euston station.

Shopping and Amenities: A wide range of shopping options in St Albans city center, including a nearby Waitrose food hall.

Experience the pinnacle of executive living in Kings Park, St Albans. This home offers a unique blend of luxury, convenience, and prime location, making it the perfect choice for discerning buyers. Contact us today to arrange a viewing and take the first step towards making this exceptional property your new home.





Entrance Hall

Lounge 3.54m x 5.40m (11'7" x 17'8")

Ground Floor Cloakroom

Reception Room 3.37m x 2.16m (11'1" x 7'1")

Kitchen/Diner 5.27m x 5.54m (17'4" x 18'2")

First Floor Landing

Family Bathroom

Bedroom Four 2.78m x 3.30m (9'1" x 10'10")

Bedroom Three 2.78m x 2.80m (9'1" x 9'2")

Bedroom Two 3.89m x 2.61m (12'10" x 8'7")

En-suite

Master Bedroom 5.13m x 4.56m (16'10" x 15'0")

En-suite

Rear Garden

Double Garage



Agent's Notes

Belvoir are advised:

Council tax - St Albans band G

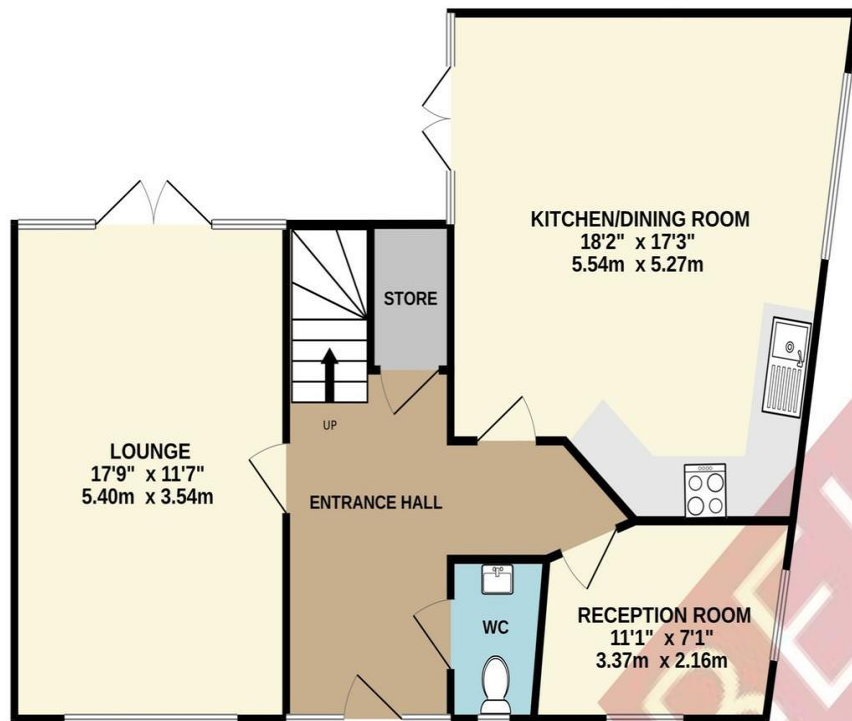
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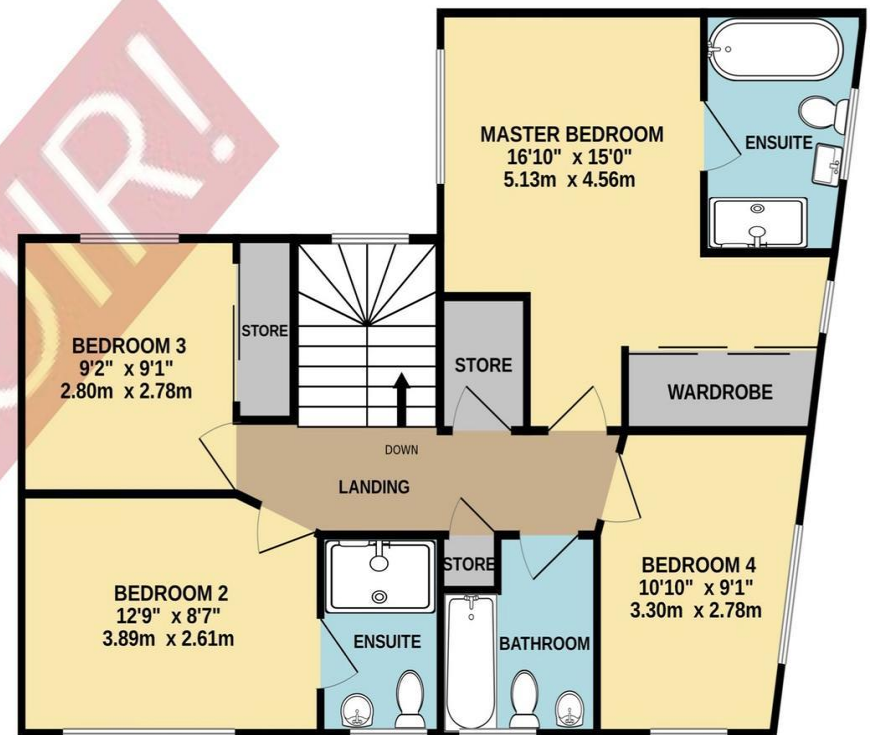




GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1454 sq.ft. (135.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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