

# Mortimer Crescent

Kings Park, AL3 4GB

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Offers In Excess Of £1,100,000

- Four Bedrooms
- Three Bathrooms
- Semi-Detached Town House
  - Double Garage
  - Lounge with French Doors onto Garden
- Large Kitchen / Diner with Dual Aspect Windows
  - Landscaped Rear Garden
  - Front Garden
- Principal Bedroom with En-Suite & Dressing Room
  - Great Condition Throughout





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Presenting a meticulously designed residence, this property spans three floors, providing a harmonious and luminous living space. The layout includes an inviting entrance hall, a convenient cloakroom, a spacious kitchen/breakfast room, and a welcoming sitting room that seamlessly opens onto the garden facing southeast.

Ascending to the first floor reveals three bedrooms, one boasting an en-suite and dressing room, accompanied by a well-appointed family bathroom. The second floor showcases an exquisite primary bedroom featuring a dressing room and an additional en-suite.

Externally, the property boasts a meticulously maintained rear garden with direct access to the double garage, while the front garden exceeds the average size, enhancing the overall appeal of the residence.

Kings Park, an award-winning development, is situated on the south side of St Albans, offering excellent access to the M25 at junction 21A and the M1 at junction 6. For commuters, there is a fast one-stop train link to St Pancras International (with Eurostar direct to Brussels and Paris) and Kings Cross station. Abbey Station also provides access to trains heading to Watford Junction, where there is a fast train to Euston station. St Albans boasts a comprehensive range of shopping facilities within the city centre, complemented by the nearby Waitrose food hall. The adjacent Verulamium Park, with approximately 100 acres of beautiful parkland, offers leisure facilities. St Albans features an excellent selection of schooling options, both state and private.



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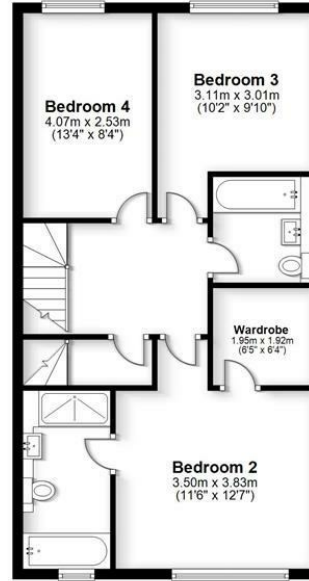
**Ground Floor**

Approx. 95.4 sq. metres (1026.7 sq. feet)



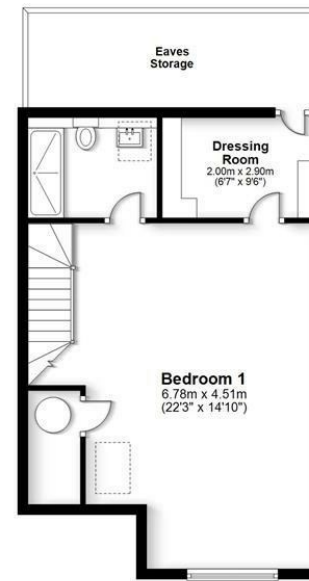
**First Floor**

Approx. 61.7 sq. metres (663.8 sq. feet)



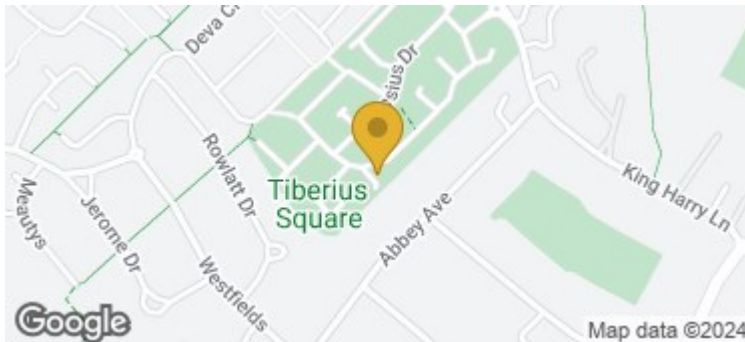
**Second Floor**

Approx. 47.3 sq. metres (509.0 sq. feet)



Total area: approx. 204.3 sq. metres (2199.5 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		81	88
England & Wales		EU Directive 2002/91/EC	

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

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