



Connells

Mortimer Crescent
Kings Park St. Albans



Property Description

Set on the ever-popular Kings Park development is this well presented 2 double bedroom terraced house which is ideally located within a 5-minute walk of Verulam Park and only 0.4 miles from Waitrose. To the front of the property is a parking space and the house has an electric car charging point fitted too. Once inside there is an entrance hall with doors off to all rooms and staircase to first floor. There is a modern fitted kitchen to the front comprising of wall and base mounted units, worksurface, integrated fridge and freezer, downlights, gas hob, extractor fan over, electric oven plumbing for dishwasher and plumbing for washing machine, stainless steel sink and drainer with mixer taps over and a window two front aspect. There is a spacious and

bright lounge diner to the back of the house with French doors leading out to the rear garden. There is a ground floor WC with frosted window to front aspect, a low flush WC with concealed cistern, wall mounted wash hand basin with splashback tiling and tiled floor. On the first floor there is a storage cupboard, access to the loft and doors off to 2 double bedrooms with fitted wardrobes and a modern 3-piece bathroom comprising of a panelled bath with mixer taps over separate shower over and tiling around wall Mounted wash hand basin left flush WC with concealed pot wall and tiled floor frosted window to front aspect.

Hallway

Cloakroom Wc

Lounge / Diner

15' 4" x 14' 9" (4.67m x 4.50m)

Kitchen

10' 5" x 7' 9" (3.17m x 2.36m)

Bedroom One

13' 5" x 10' 6" (4.09m x 3.20m)

Bedroom Two

12' 8" x 7' 8" (3.86m x 2.34m)

Bathroom

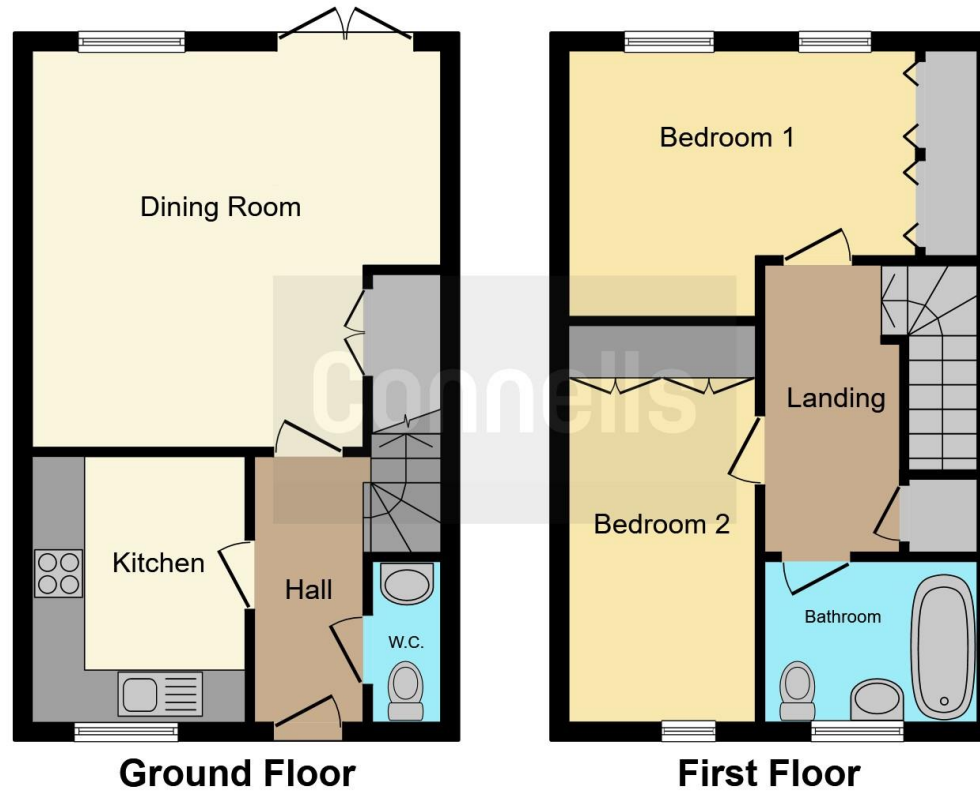
Rear Garden

32'









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited

Tenure: Freehold

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