



131 Mortimer Crescent, St. Albans, AL3 4GB

Guide price £500,000 Freehold





## 131 Mortimer Crescent

St. Albans, AL3 4GB

Set within the sought-after King Harry Park development, just south of St Albans city centre, this beautifully presented two double bedroom home enjoys a peaceful outlook across a charming green.

A covered porch opens into a welcoming entrance hall with a downstairs W.C., stairs rising to the first floor, and access to the main living spaces. The generous lounge/diner is finished with stylish Amtico flooring and benefits from a large window and French doors leading out to the south-facing rear garden, perfect for entertaining or unwinding. A deep under-stairs storage cupboard adds practical convenience.

The contemporary kitchen is fitted with sleek white wall and base units and comes fully equipped with integrated appliances, including a dishwasher, fridge/freezer, and washer/dryer.

Upstairs, the landing offers a built-in storage cupboard, loft access, and doors to the bedrooms and bathroom. The master bedroom is a bright and spacious double with two rear-facing windows and a useful recess ideal for fitted wardrobes. The second bedroom is also a comfortable double, while the family bathroom is finished with a modern white suite and attractive tiled splashbacks.

Externally, the front garden enjoys views over the green, while the private south-facing rear garden provides a full-width paved patio and a variety of plants and shrubs. A rear gate opens onto a pathway leading to the property's allocated off-street parking space.

The home is ideally positioned close to highly regarded schools, a Waitrose supermarket, and the wide-open spaces of Verulamium Park with its lakes, just a short stroll across King Harry Lane.







## ACCOMMODATION

### Entrance Hall

### Kitchen

10'6 x 7'11 (3.20m x 2.41m)

### W.C.

### Lounge/Diner

15'4 x 15'0 (4.67m x 4.57m)

## FIRST FLOOR

### Landing

### Bedroom 1

15'4 x 10'7 (4.67m x 3.23m)

### Bedroom 2

15'0 x 7'10 (4.57m x 2.39m)

### Bathroom

## EXTERIOR

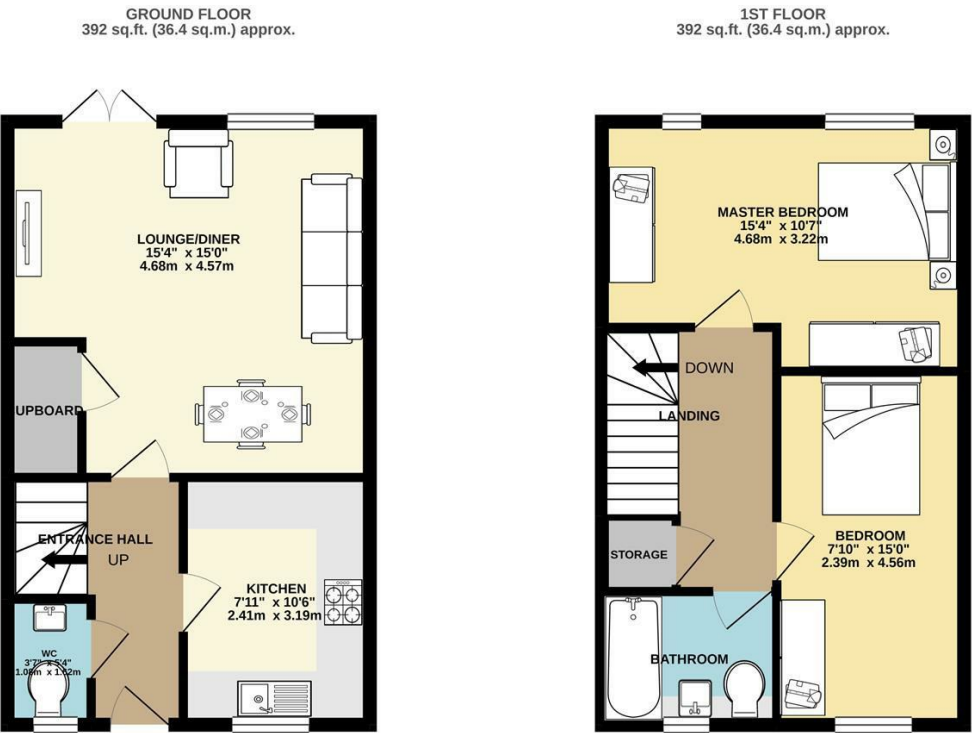
### Front Garden

### South Facing Rear Garden

### Allocated Car Parking Space



Floor Plan



TOTAL FLOOR AREA : 784 sq.ft. (72.8 sq.m.) approx.

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Viewing

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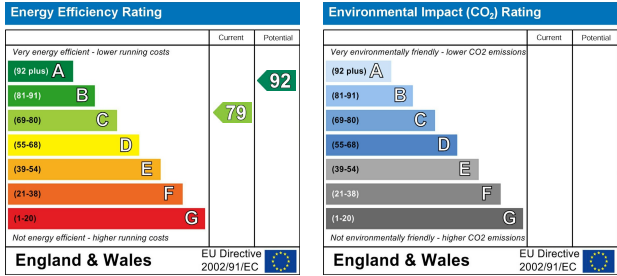
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Area Map



Energy Efficiency Graph



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