



HEARTWOOD  
HOMES

# Mortimer Crescent, Kings Park, St. Albans, AL3 4GB

£550,000

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Life at Kings Park offers that ideal balance between peaceful surroundings and everyday convenience. With Verulamium Park just moments away, weekend walks by the lake, morning runs through green open spaces, or a relaxed stroll into St Albans city centre become part of your routine. Having Waitrose nearby makes day-to-day living easy, while excellent local schooling adds long-term appeal.

This beautifully presented two-bedroom home feels bright, modern and easy to live in from the moment you step inside. A covered porch leads into a welcoming hallway with a handy downstairs W.C. and useful storage, setting the tone for a practical and well-designed layout.

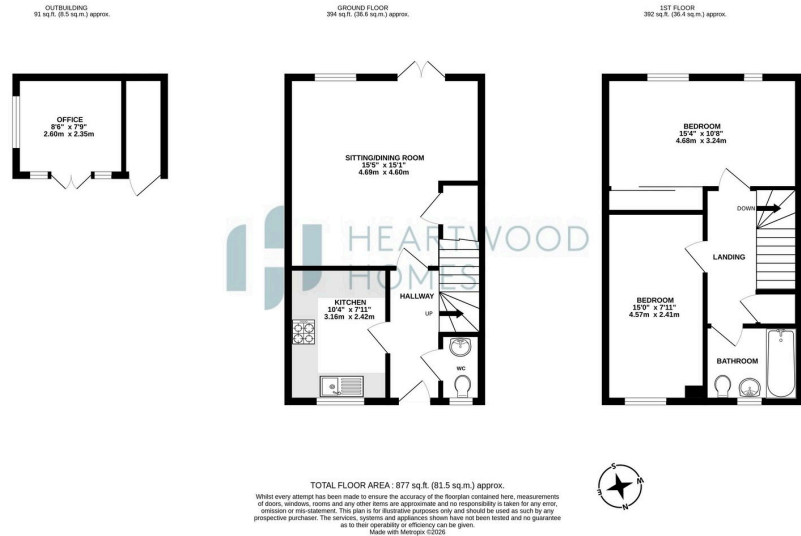
The main living space is a real highlight, offering a generous lounge/diner with stylish Amtico flooring. Natural light pours in through a large window and French doors, which open straight onto the south-west facing garden. It's a space that works just as well for relaxed evenings as it does for hosting friends and family.

The kitchen has a clean, contemporary finish with sleek white units and fully integrated appliances, keeping everything neat and functional without compromising on style.

Upstairs, both bedrooms are comfortable doubles. The main bedroom enjoys two windows overlooking the garden, creating a bright and airy feel, along with space for fitted wardrobes. The second bedroom is ideal for guests, a child's room or even a home office. A modern family bathroom completes the first floor.

Outside, the garden really comes into its own. With a sunny south-west aspect, a full-width patio and a well-kept lawn, it's a space to enjoy throughout the year. At the rear, a garden room adds real flexibility, whether you need a home office, gym or creative space, along with additional storage. There's also gated rear access for convenience.





- Located within the desirable Kings Park development near Verulamium Park
- Bright and spacious lounge/diner with French doors to the garden
- Garden room ideal for a home office, gym or hobby space
- Two well-proportioned double bedrooms
- Off-street parking with additional visitor spaces nearby
- Easy access to St Albans city centre via a pleasant walk through the park
- South-west facing rear garden with patio and well-maintained lawn
- Modern kitchen with integrated appliances and sleek cabinetry
- Contemporary family bathroom and ground floor W.C.
- EPC Grade C

