



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Mortimer Crescent, Kings Park, AL3 4GJ
Asking Price £875,000

A bright and spacious four-bedroom family home located on the popular Kings Park area of St Albans.

The property is accessed on the ground floor via a large beautifully tiled entrance hall which leads onto the kitchen / dining room, living room and downstairs w/c.

The kitchen / dining room is located to the front of the house and is fully fitted with white high gloss fitted units, a polished granite worktop and a range of integrated appliances.

The living room is located to the rear and occupies the full width of the house with French doors leading to the patio and garden.

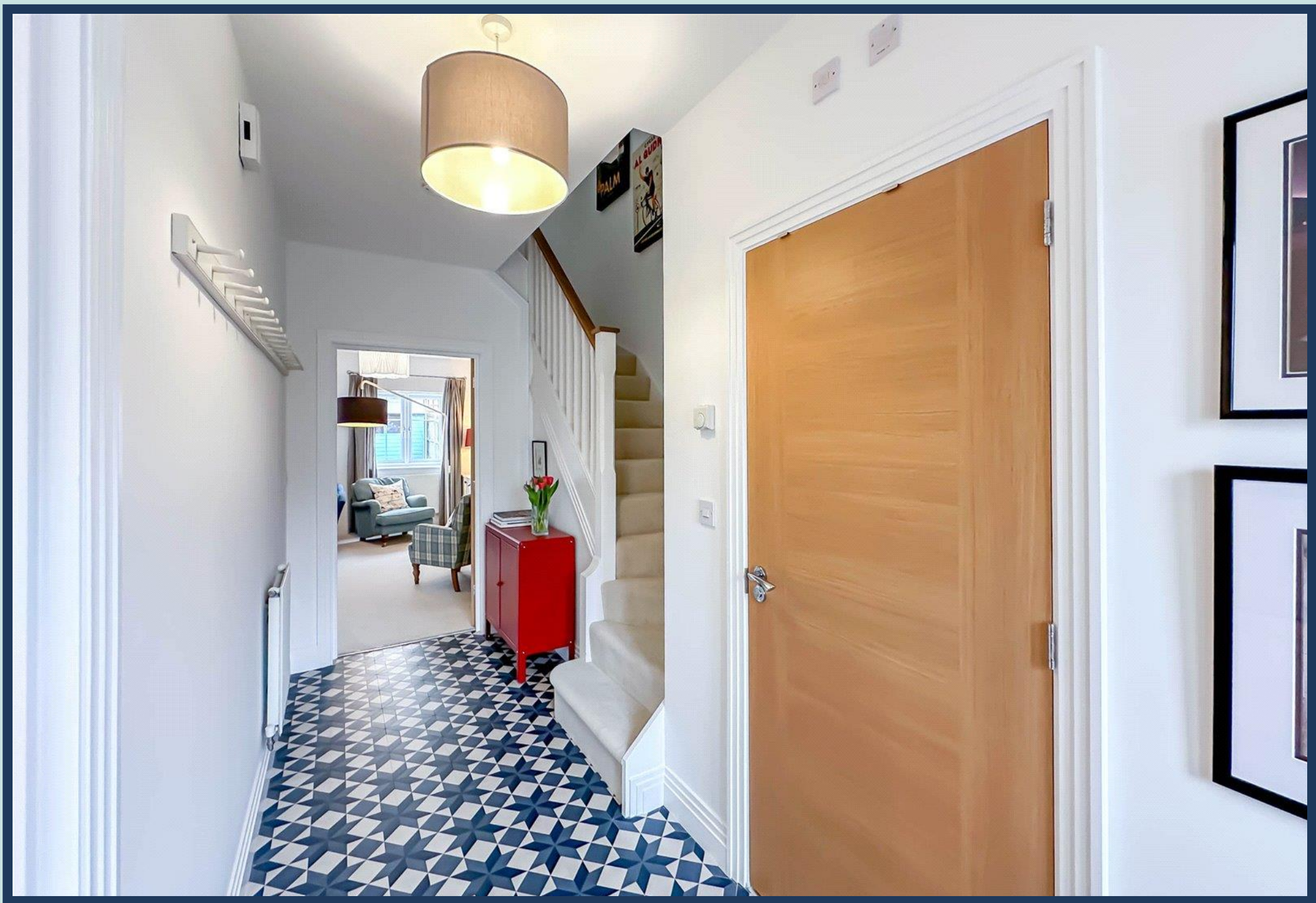
The master suite is located on the first floor with a large bay window and en-suite shower room. Also located on the first floor are two double bedrooms and well-appointed family bathroom.

On the second floor, the loft area has been converted to accommodate a large double bedroom, ensuite shower room and an abundance of storage.

Mortimer Crescent forms part of the sought after Kings Park development located on the south side of St Albans close to well-regarded schooling, a Waitrose supermarket and the wide-open space of Verulamium Park and adjoining lakes are just across King Harry Lane.

Tenure: Freehold
Council Tax Band: F
EPC Rating: C









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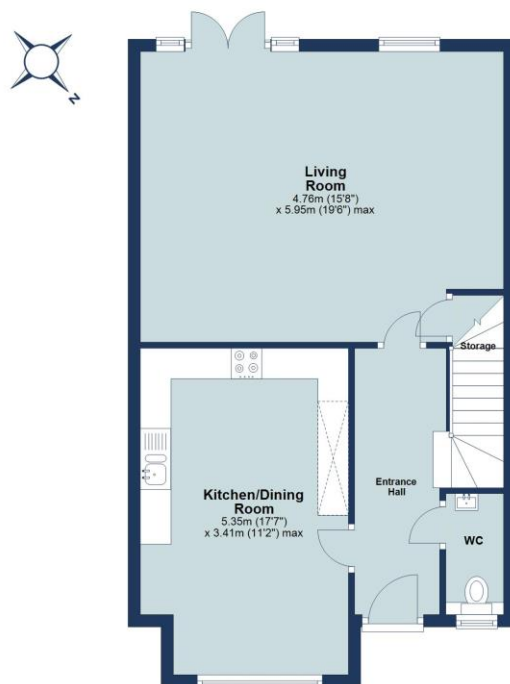
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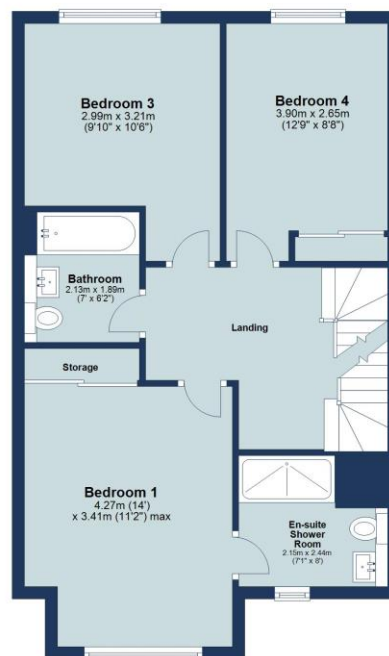
Ground Floor

Approx. 57.8 sq. metres (621.6 sq. feet)



First Floor

Approx. 57.8 sq. metres (621.6 sq. feet)



Second Floor

Approx. 33.4 sq. metres (359.9 sq. feet)



Total area: approx. 148.9 sq. metres (1603.1 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Eaves not included in the total internal floor area.
Plan produced using PlanUp.

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