



52 Mortimer Crescent, Kings Park, St. Albans

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52 Mortimer Crescent Kings Park St. Albans Hertfordshire AL3 4GJ

A modern family home featuring an inviting open-plan layout, situated in a highly convenient and sought-after location

St. Albans city centre 1.3 miles, St. Albans City mainline station 2.1 miles (19 minutes to London St. Pancras), M25 (Jct 21A) 2.7 mile, Hemel Hempstead 5.0 miles, London Luton Airport 12.3 miles, London Heathrow Airport 25 miles

Hallway | Sitting area/kitchen/ breakfast room | Cloakroom | Principal bedroom with dressing room & en suite shower room | 3 Further bedrooms, 1 en suite with dressing room | Family bathroom | Garage Garden | EPC rating B

The property

52 Mortimer Crescent is a stylishly appointed link semi-detached property that features almost 1,900 sq. ft of elegant accommodation arranged across three light-filled floors.

The ground floor living space is almost entirely open plan, with a sitting area, dining area and kitchen running from the front to the rear and measuring 45ft. The room has wooden flooring, recessed LED lighting, sliding glass doors opening to the garden and a part-vaulted ceiling with skylights. There is space for a family seating area and a large dining table, while the kitchen has a central island with a breakfast bar, sleek, modern units and integrated appliances.

There are three well-presented double bedrooms on the first floor. These include one bedroom with a luxury en suite bathroom and its own dressing room. Also on the first floor is the family bathroom, while the second floor has the generous principal bedroom, also with a dressing room and an en suite shower room.

Outside

At the front of the property, the driveway offers parking space for up to two vehicles, and access to the attached single garage for further parking or home storage. The front garden has gravel beds with various shrubs, while at the rear, the enclosed garden includes a split-level patio for alfresco dining, as well as an area of lawn with raised border beds.



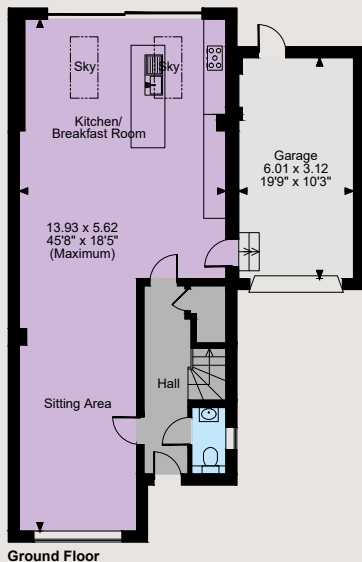


Location

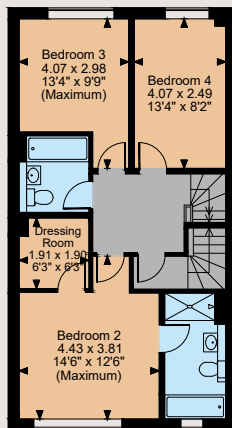
The property is in a modern development in the southeast of St. Albans, within very easy reach of the city centre with its wealth of amenities including shopping and leisure activities. Verulamium Park is just moments away, as is The Abbey, St Michael's Village and very well-regarded local schools. The mainline station, with its fast through services via St Pancras International to the City (19 mins) Gatwick and beyond, is also close at hand. Road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted.



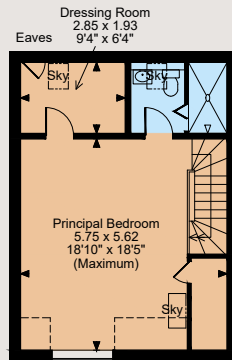
Main House internal area 1,884 sq ft (175 sq m)
Garage internal area 202 sq ft (19 sq m)
Total internal area 2,086 sq ft (194 sq m)



Ground Floor



First Floor



Second Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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General

Local Authority: St. Albans City and District Council

Services: Mains electricity, gas, water and drainage.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,225,000

St Albans

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