



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.

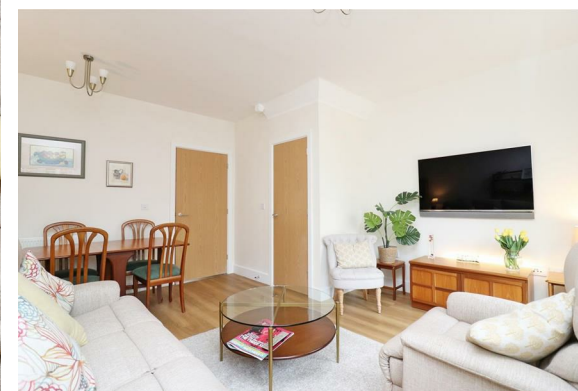
A covered porch opens into a welcoming entrance hall with a downstairs W.C., stairs rising to the first floor, and access to the main living spaces. The generous lounge/diner is finished with stylish Amtico flooring and benefits from a large window and French doors leading out to the south-facing rear 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

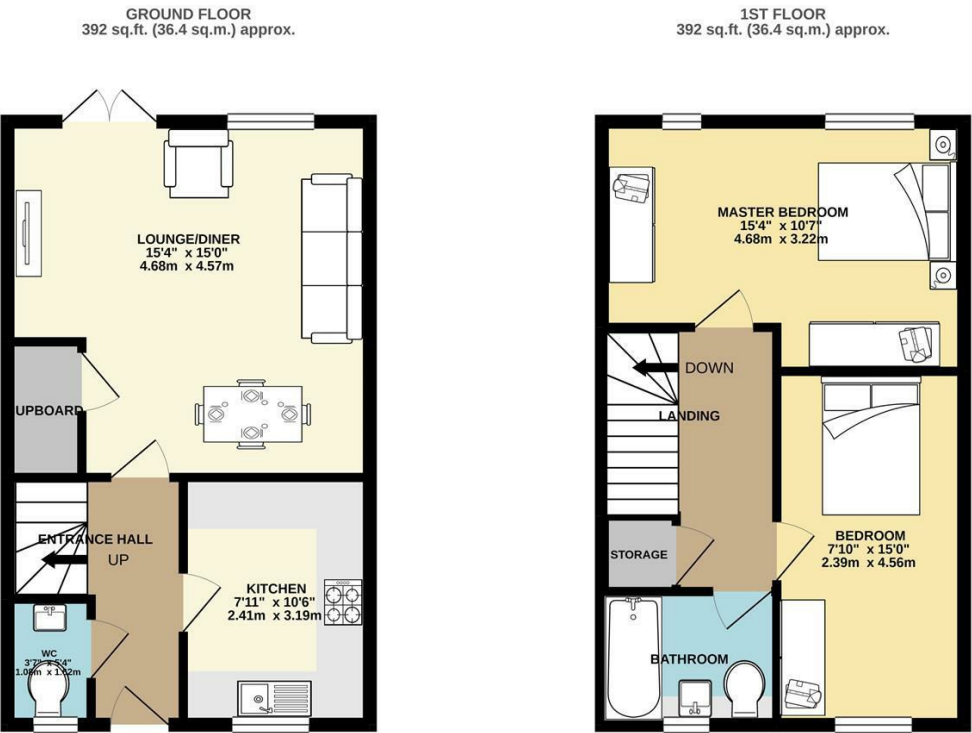
### Front Garden

### South Facing Rear Garden

### Allocated Car Parking Space



Floor Plan



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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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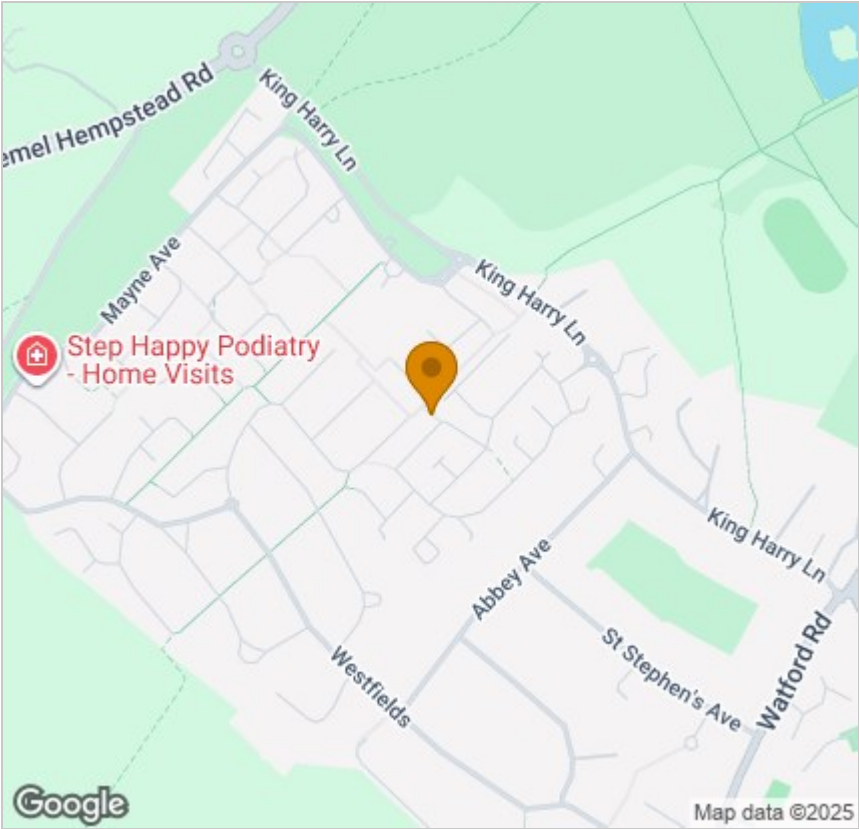
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

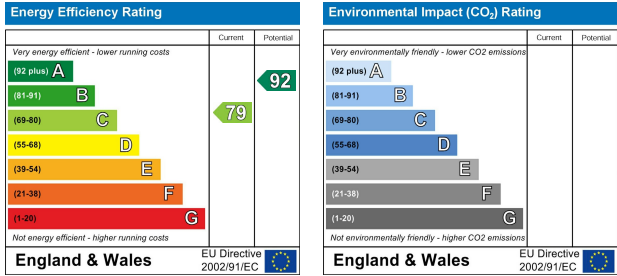
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Area Map



Energy Efficiency Graph



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