

53 Mortimer Crescent, Kings Park – AL3 4GB

St. Albans

Guide Price £1,100,000



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Kings Park, St. Albans

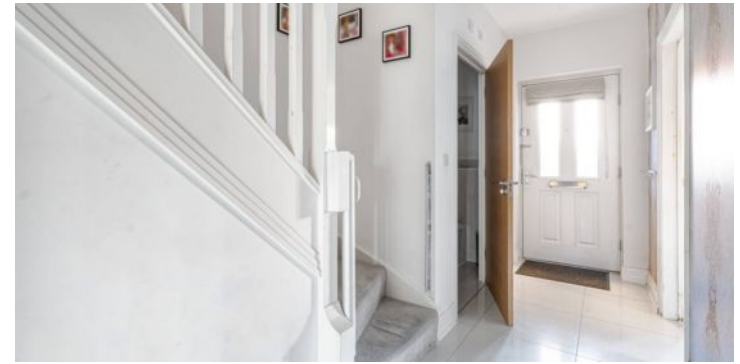
Mortimer Crescent is an impressive and beautifully presented link semi-detached family home, offering approximately 1,988sq ft of flexible accommodation arranged over three floors, set within the highly regarded King's Park development. The property enjoys a prime position within easy reach of St Albans city centre and the mainline station, providing fast and convenient commuter links into London.

The ground floor is thoughtfully designed for modern living, featuring a spacious and light-filled living room with French doors opening onto the south-east facing garden, ideal for both entertaining and everyday family life. The contemporary kitchen/dining room offers excellent storage, quality integrated appliances, and generous space for dining, while a converted garage currently provides a useful home gym or additional reception space.

The first floor comprises three well-proportioned bedrooms, including a guest bedroom with walk-in wardrobe and en-suite shower room, together with a stylish family bathroom. The second floor is dedicated to a superb principal bedroom suite, featuring a large bedroom, walk-in wardrobe, and a modern en-suite shower room, creating a private and luxurious retreat. Finished to a high standard throughout, this exceptional home combines space, style, and location, making it a must-see for discerning buyers.





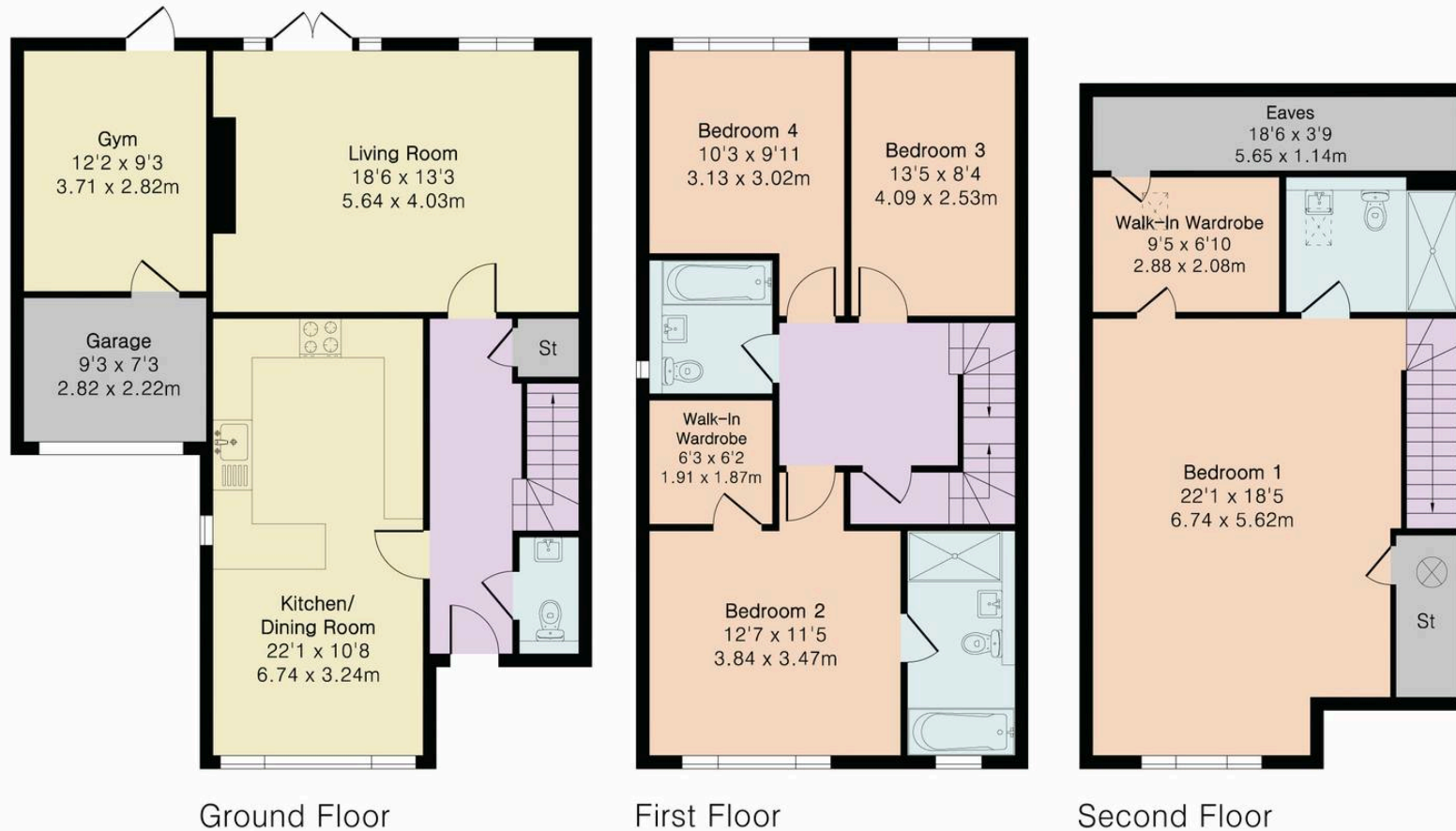


**Approximate Gross Internal Area 1988 sq ft - 184 sq m
(Including Garage)**

Ground Floor Area 809 sq ft – 75 sq m

First Floor Area 660 sq ft – 61 sq m

Second Floor Area 519 sq ft – 48 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







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