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Cassidy
&Tate
Your Local Experts



Award Winning Agency

MORTIMER CRESCENT

ST. ALBANS

AL3 4GJ



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

A modern theme flows throughout this handsome four bedroom semi detached property situated in a very sought after development known as King Harry Park. Constructed in 2013 by renowned developers, Berkeley Homes, the property has been designed for modern day families with living spaces arranged over three floors that are spacious and functional. On the ground floor living accommodation comprises of an entrance hall, cloakroom, living/dining room and kitchen. Upstairs, on the first floor are two of the four bedrooms, with with the family bathroom, The principle bedroom plus en-suite and dressing area can be found on the second floor with the fourth bedroom. Internally the property is beautifully presented with a colour palette of neutral tones and stylish fixtures and fittings. Polished tiles flow from the entrance hall into the modern kitchen which is fitted with a range of sleek wall and base units complemented by granite work top surfaces. The family bathroom and en-suite boast fashionable suites with complimentary tiling. The living room is a lovely bright room where double doors open to the landscaped rear garden. Externally the property enjoys a private rear garden with patio area and enclosed by timber boundary fencing. To the front of the property is a garden with shrub borders and a hardstanding driveway providing off road parking which in turn leads to the garage. King Harry Park is a highly favorable development set within the heart of historic St. Albans. Mortimer Crescent is positioned in a quiet cul de sac location opposite the beautiful open spaces of Verulamium Park and within easy walking distance of Waitrose' supermarket, and the extensive shopping and leisure facilities of the city centre. The mainline railway station remains only a short distance away.



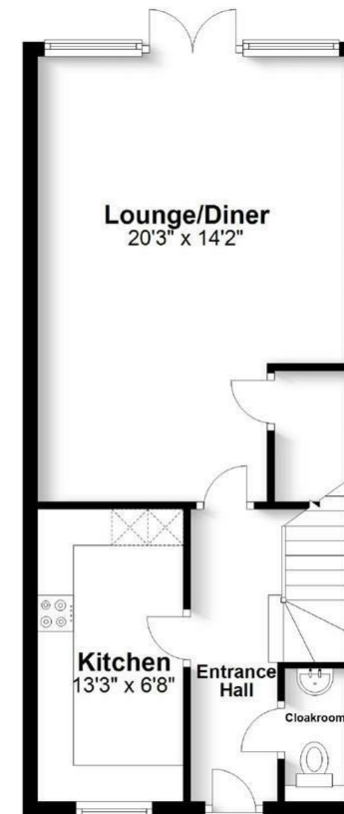
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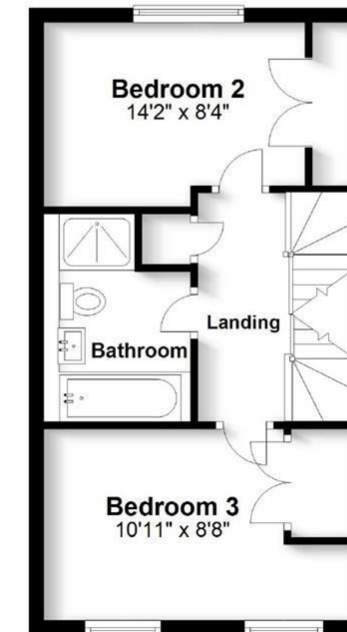
Ground Floor

Approx. 477.0 sq. feet



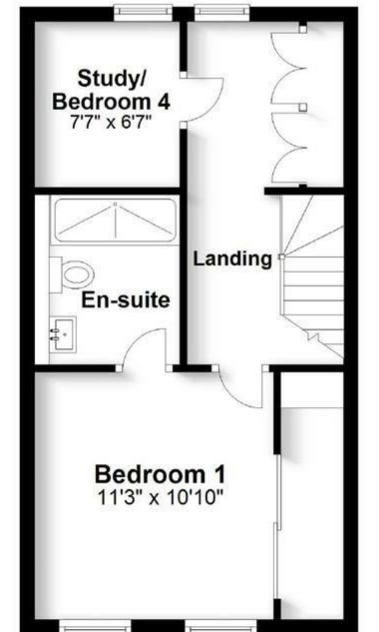
First Floor

Approx. 382.2 sq. feet



Second Floor

Approx. 381.5 sq. feet



Total area: approx. 1240.8 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Perfect Fusion of Location And Way of Living

Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

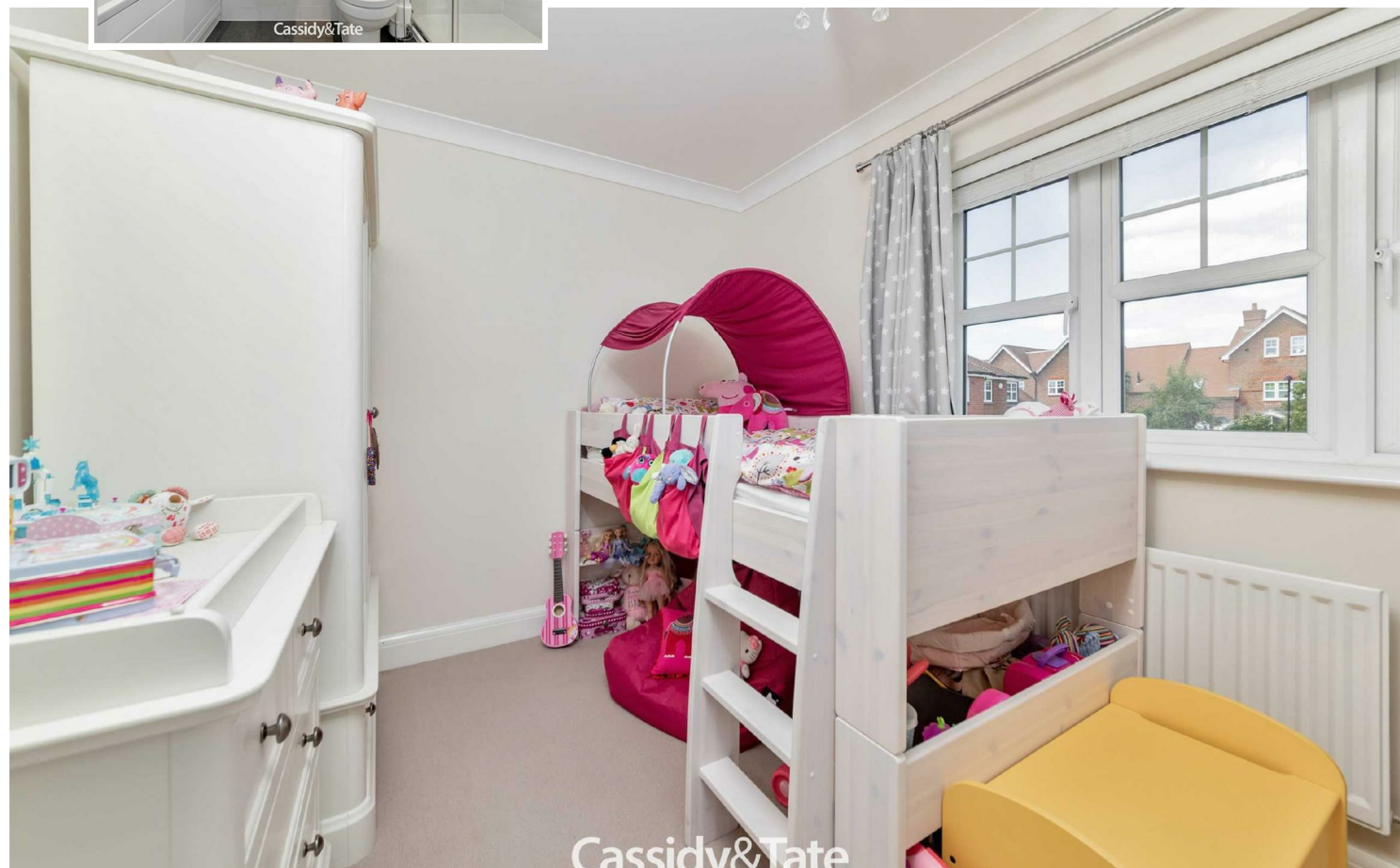
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



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Specialists in Bespoke Properties

- Modern Semi Detached House
- Fully Integrated Kitchen House
- Lounge/Dining Room
- Four Bedrooms
- En Suite To Master Bedroom
- Enclosed Rear Garden
- Garage & Off Street Parking
- Popular St Stephens Location

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

