







**£425,000**

Set in a prominent position in Nash Mills, close to local amenities and popular schools this three bedroom family home is in need of modernisation throughout, granting a new owner the wonderful opportunity to create a fantastic family home. Comprising bay fronted lounge, dining room, kitchen, family bathroom, rear garden with brick outbuilding and driveway parking. NO ONWARD CHAIN.

# Property Description

## ENTRANCE PORCH

Double glazed windows to front and sides. Double glazed frosted door to:

## ENTRANCE HALL

Stairs rising to first floor, radiator, doors to lounge and WC.

## CLOAKROOM

Low level WC.

## LOUNGE

Double glazed bay window to front aspect. Radiator, feature fireplace, opening to:

## DINING ROOM

Double glazed sliding patio doors to conservatory. Radiator, door to kitchen.

## KITCHEN

Double glazed frosted door to rear, double glazed window to rear aspect. Fitted with a range of floor and wall-mounted units with rolled edge work surface over, stainless steel sink with drainer, space for cooker, fridge freezer, dishwasher and washing machine, tiled floor, radiator, two built-in cupboards.

## LANDING

Built-in storage cupboard, airing cupboard housing gas combi boiler, access to loft space, doors to all rooms.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, a range of built-in wardrobes, wood effect flooring.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator, a range of built-in wardrobes.

## BEDROOM THREE

Double glazed window to front aspect. Radiator, a range of built-in wardrobes.

## SHOWER ROOM

Two double glazed frosted windows to rear aspect. Low level WC, pedestal wash hand basin, walk-in shower, radiator.

## OUTSIDE

### FRONT GARDEN

Driveway parking, decorative shingled area to side with mature shrubs, gated passage way.

### REAR GARDEN

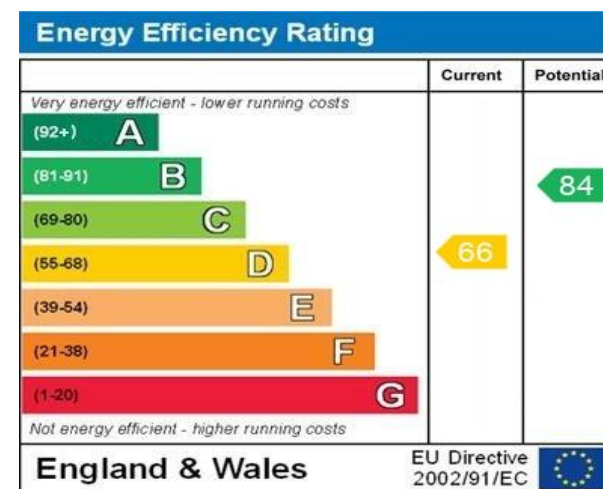
Mainly laid to lawn with patio area, flower and shrub beds, brick built storage shed, gated access to passage.



GREAT ELMS, HEMEL HEMPSTEAD HP3 9TZ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1085 sq.ft. (100.8 sq.m.) approx.

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