

Mulburries

Great Elms Road , Hemel Hempstead, HP3 9TJ

Offers in excess of £250,000





## Great Elms Road, Hemel Hempstead, HP3 9TJ

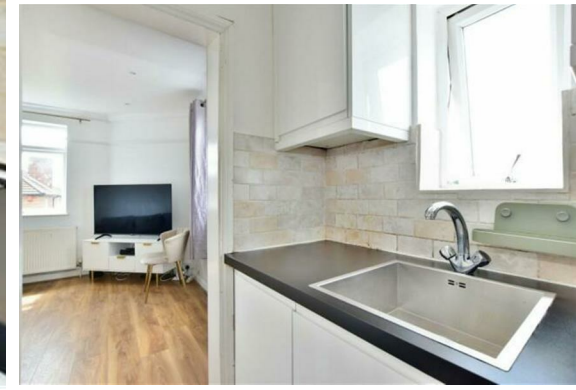
- First Floor Two Bedroom Maisonette
- Dual Aspect Lounge
- Modern Fitted Kitchen
- Private Garden
- Garage and Allocated Parking
- Leasehold and Chain Free
- Approximately 0.4 miles to Apsley Station
- EPC Rating D
- Chain Free

**\*\*CHAIN FREE\*\*** Mulburries are proud to present this a bright and spacious two bedroom first floor maisonette, nestled in the highly sought after village of Nash Mills.

This delightful property offers the perfect blend of convenience and comfort, ideal for both families and professionals. Just a short walk from Apsley Station, you can enjoy an effortless 25-minute commute to London, making it a prime location for city workers.

The proximity to local schools further enhances its appeal, making it an excellent investment or a perfect first-time purchase.

As you step through your very own front door, you are greeted by a welcoming and bright hallway that sets the tone for the rest of the home. The dual-aspect reception room is a standout feature, flooded with natural light and designed to





be a versatile space that is perfect for both relaxation and entertaining guests. The room's generous size allows for various furniture arrangements, creating an inviting atmosphere for family gatherings or social events.

Newly fitted modern white kitchen, its sleek design not only offers ample storage space but also adds a touch of contemporary elegance to the home. Whether you're cooking a quick breakfast or hosting a dinner party, this kitchen is sure to impress.

Moving through the property, you'll discover a spacious and modern bathroom that boasts high quality fittings and a clean, stylish finish. The two well sized bedrooms provide peaceful retreats, each offering plenty of space for furnishings and personal touches. The master bedroom is particularly roomy, ensuring a comfortable and restful night's sleep.

One of the highlights of this maisonette is the private rear garden, a rare find that offers a perfect outdoor space for relaxation, gardening, or alfresco dining. Additionally, the property includes a detached garage and parking, providing secure storage and convenience for vehicle owners.

Lease remaining: 122 years  
Service charge: £1  
Ground Rent: £772



## Floor Plan



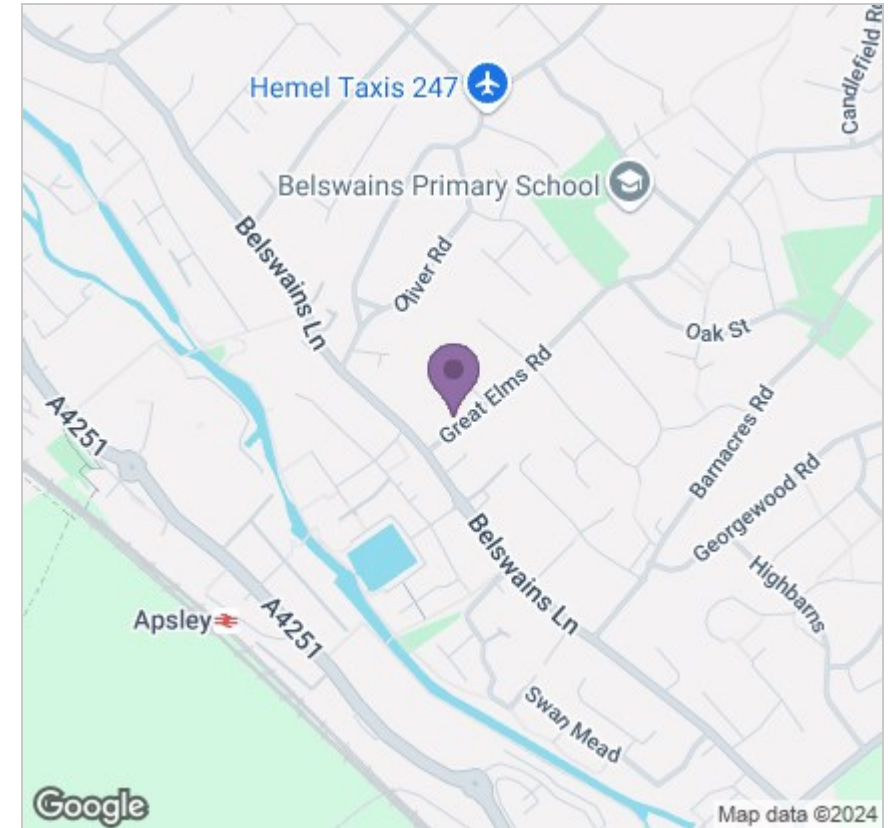
## Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

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