



Great Elms Road, Hemel Hempstead

In Excess of £525,000

proffitt
& holt





Great Elms Road

Hemel Hempstead

Proffitt and Holt are delighted to offer to the market this three bedroom semi detached family home located in the highly sought after location of Nash Mills on the borders of Apsley, Kings Langley and Hemel Hempstead.

The internal accommodation comprises entrance hall, living room through to kitchen/breakfast room, utility room, guest WC, and a separate reception/family room to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally, the property boasts ample driveway parking to the front and a generous and private garden to the rear which is mainly laid to lawn and also boasts a paved patio seating area directly to the rear.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





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The historic area of Nash Mills provides excellent facilities including access to excellent local schools, the Grand Union canal and the Apsley Lock Marina. There is a good selection of local shops and restaurants, with shopping at both Hemel Hempstead and Watford within easy reach.

For the commuter nearby Apsley mainline station provides a service to London (Euston approx. 30 mins), Junction 20 of the M25 and Junction 8 of the M1 are approximately 2 miles distant.

- Three Bedrooms
- Semi Detached
- Sought After Location
- Potential to Extend (stpp)
- Driveway Parking
- Well-Presented Throughout





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

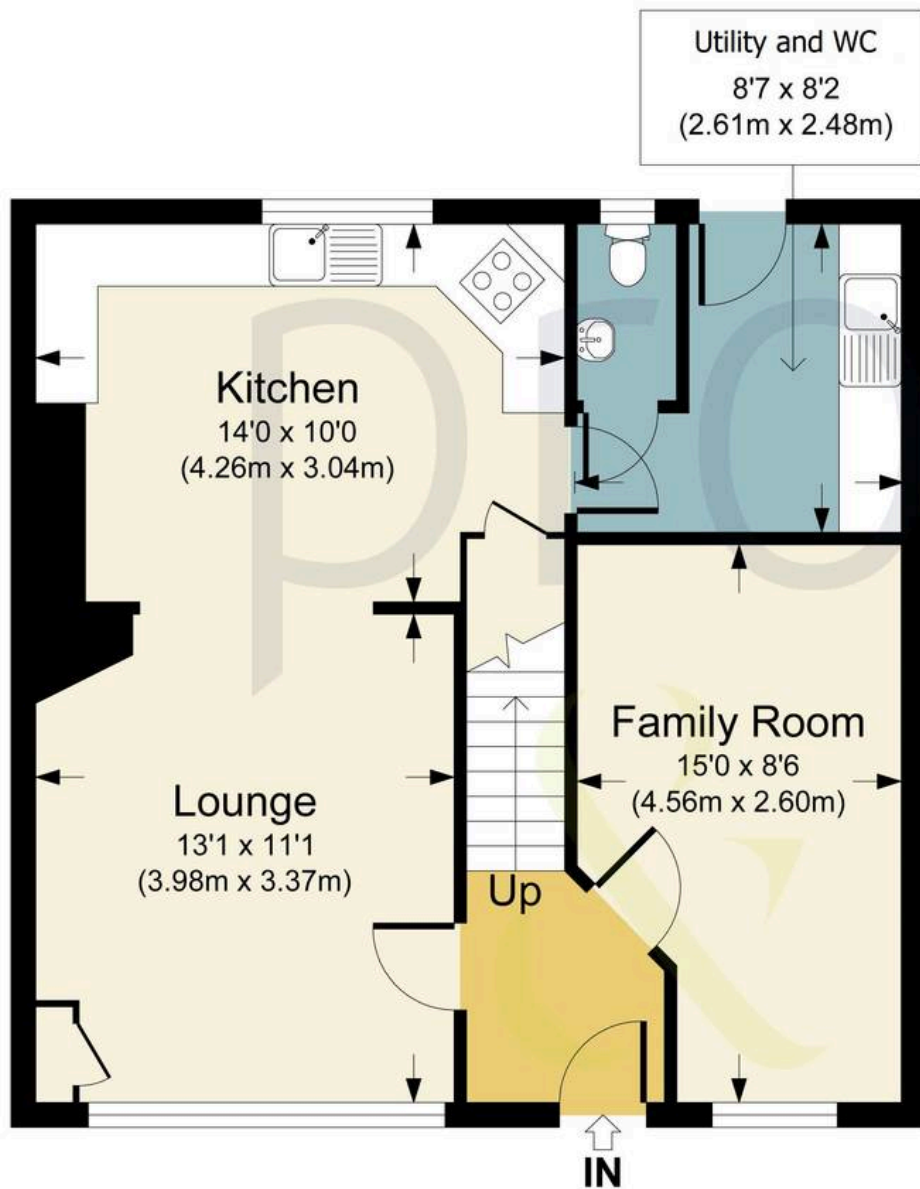
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



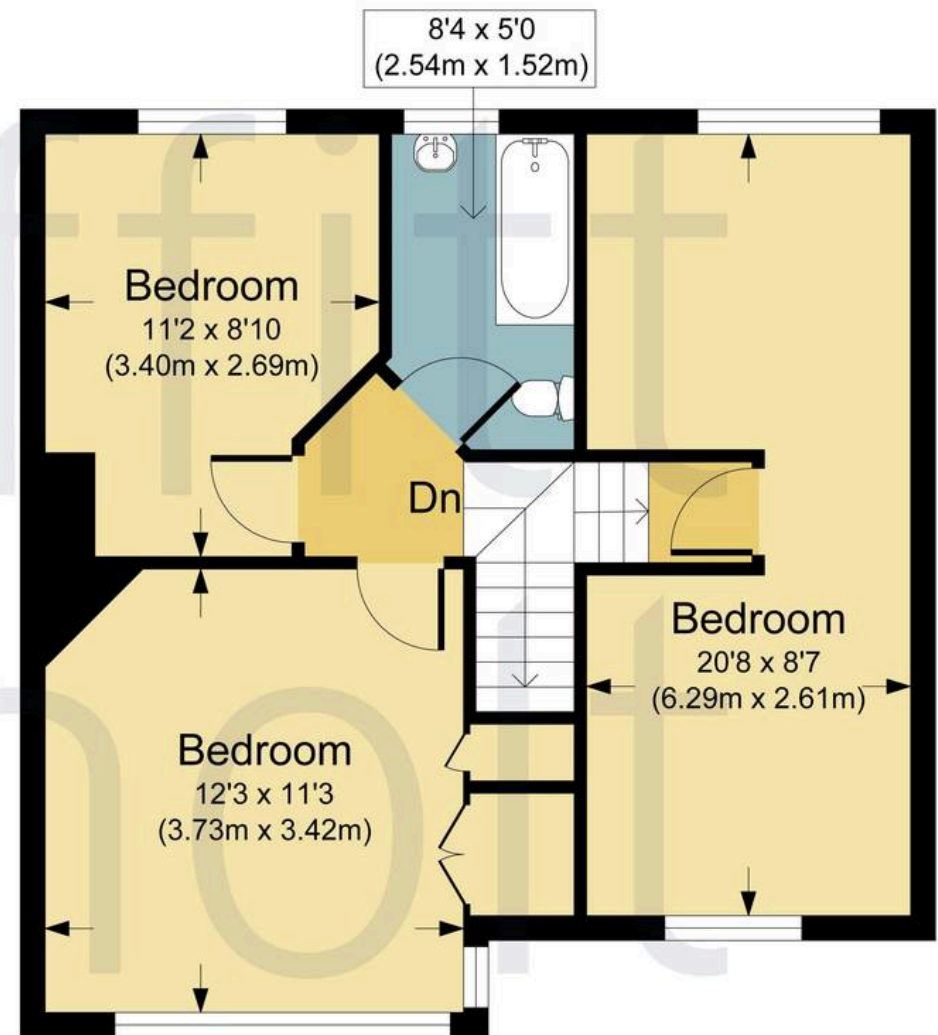








Ground Floor

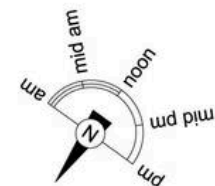


First Floor

Great Elms Road, HP3

APPROX. GROSS INTERNAL FLOOR AREA 1030.64 SQ FT / 95.75 SQ M.

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Proffitt & Holt

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