

76 Great Elms Road  
Nash Mills  
HP3 9TY

David  
**Doyle**  
Sales and Lettings

Price £475,000 Freehold



A rarely available three bedroom extended semi detached family home located in this sought after tucked away Nash Mills situation overlooking a green with a mature and generous rear garden and plenty of communal parking close at hand. The property has been well maintained by the current owner but has plenty of scope for updating and further extension should the new owner require. The internal accommodation comprises a porch leading to a spacious hallway with stairs to the first floor and doors to a bright dual aspect living/dining room, a fitted kitchen with a vast range of wall and base units, a separate utility room and WC. To the first floor is a landing with loft access and doors to three bedrooms, two of which being generous doubles, one with a range of fitted wardrobes and the other with a free standing shower cubicle. Finishing the accommodation is bedroom three benefitting from an over stairs storage cupboard and the family bathroom fitted with a white suite and chrome fittings. Externally, the rear garden is landscaped and arranged with patio seating areas, mature plants and shrubs, lawned areas, a greenhouse, a wooden workshop, an attractive pond, fenced boundaries and side access to the front of the property enjoying a further garden area with walled boundaries. With potential to add an annexe/ further dwelling to the side (STNPC), an appointment to view is highly recommended.

Nash Mills is a favoured residential area with a selection of shops and other amenities. Not so far from beautiful open countryside it is convenient for the mainline railway station (serving London Euston) and the M1/M25 access points.

Three Bedroom Semi Detached Family Home

Popular Nash Mills Side Road

Extended To The Ground Floor

Good Condition Throughout With Scope To Update

Kitchen & Separate Utility Room

Landscaped Rear Garden with Mature Plants & Shrubs

Scope To Further Extend/Add Dwelling (STNPC)

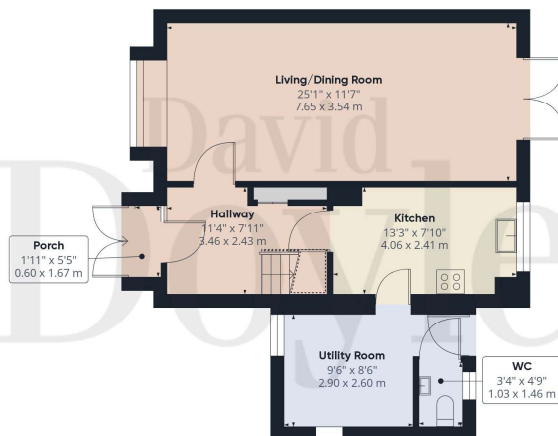
Overlooking A Green

Communal Parking Close At Hand

Viewing Advised

Council Tax Band C

Tenure -Freehold



### Ground Floor

Approximate total area<sup>(1)</sup>1090.66 ft<sup>2</sup>101.33 m<sup>2</sup>

### Reduced headroom

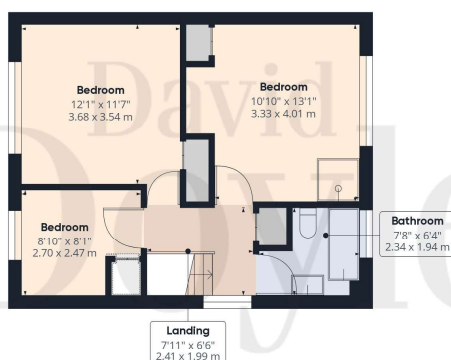
13.89 ft<sup>2</sup>1.29 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



### Floor 1

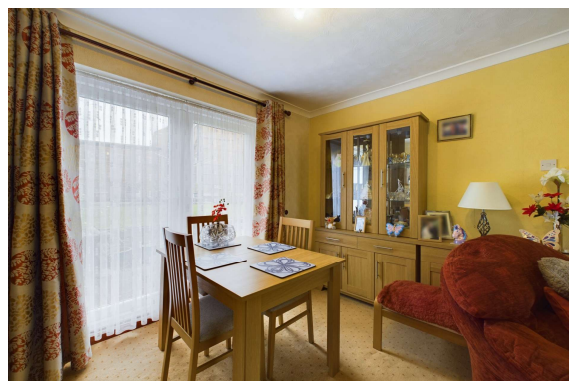

Scan here for more details



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 76 Great Elms Road, Hemel Hempstead, Hertfordshire, HP3 9TY

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Does your property have an EPC? If no has an EPC been commissioned by qualified assessor

Yes

Approximate year built?

1950

Council Tax Band

C

This year council tax charge

1900

Tenure

Freehold

Is the property shared ownership

No

Are there any maintenance charges for the road

No

Construction type

Brick and Tile

Is your property supplied by mains electricity?

Yes

Is your property supplied by mains Gas?

Yes

Is your property supplied by mains drainage?

Yes

Is your heating gas to radiator heating?

Yes

How is your broadband supplied

Cable

What parking facilities does your property have

None

Please state any costs per annum for parking

0

Are you aware of any asbestos  
containing material in the property? No

Are smoke alarms installed at the  
property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or  
easements? No

Is your property in a flood risk area? No

Has your property or nearby land  
flooded in the last 5 years? No

Are you aware of any planning  
permissions or applications in the  
immediate area? No

Does your property have any  
accessibility features installed? No

Has your property been subject to  
any structural movement? No

Is your property in the vicinity of any  
current or historic mining? No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.