

Mulburries

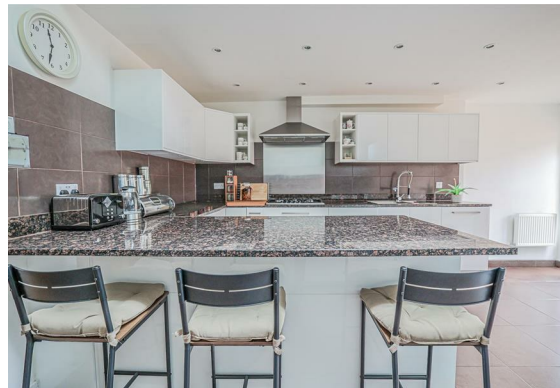
Great Elms Road , Hemel Hempstead, HP3 9UL

Offers in excess of £600,000



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

- Substantially extended family home on Great Elms Road
- Arranged over three spacious floors
- Approximately 1,900 sq ft of versatile accommodation
- Impressive modern kitchen with island seating
- Bright open feel with roof lights and sleek finishes
- Two ensuite bathrooms on ground and first floors
- Generous reception room
- Flexible top-floor room, ideal office, studio or bedroom
- Large driveway providing ample off-street parking
- Level rear garden with patio, lawn and covered seating area



Mulburries present this beautifully presented and substantially extended family home on sought-after Great Elms Road, offering generous accommodation across three floors and approximately 1,900 sq ft of versatile living space.

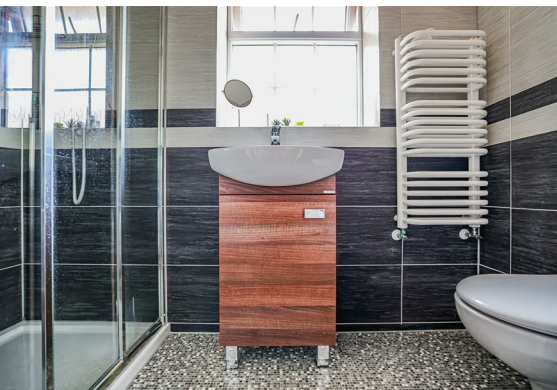
Set behind a large block-paved driveway, the property opens into a welcoming hallway leading to a superb modern kitchen with sleek cabinetry, granite-style worktops, integrated appliances, island seating and roof lights that create a bright, sociable hub of the home. There is also a separate dining room, ideal for entertaining, and a spacious reception room with feature wall, and direct



outlook to the garden.

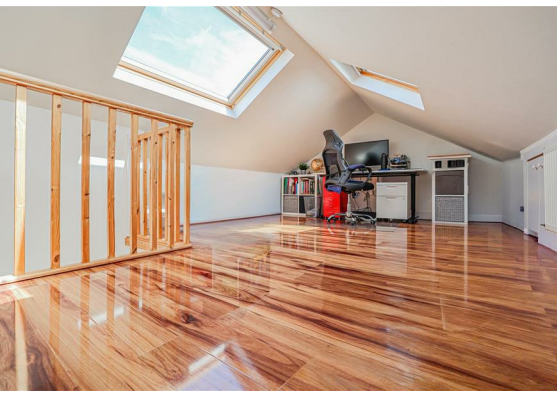
The upper floors provide well-proportioned bedrooms, including a generous principal bedroom, additional doubles, a family bathroom and flexible top-floor space suitable as a bedroom, office, studio or guest room. The interiors are stylish and well maintained, with polished wood flooring, neutral décor and excellent natural light throughout.

Outside, the rear garden is a standout feature, with a broad patio, level lawn, secure fencing and a covered timber seating area perfect for outdoor dining. A detached garden building adds further flexibility for storage, hobbies or as it has power converted into a home office



Great Elms Road is a popular residential location in Hemel Hempstead, well placed for local shops, schools, parks and everyday amenities. Apsley station is nearby for London Euston services, while the M1, A41 and A414 provide excellent road links. Hemel Hempstead town centre, The Snow Centre, Gadebridge Park and local canal walks are all within easy reach, making this an ideal home for families and commuters alike.

Early viewing is highly recommended.



## 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.

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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	