



Charlotte Court, Great Elms Road, Hemel Hempstead  
£550,000

proffitt  
& holt





## Charlotte Court, Great Elms Road

Hemel Hempstead



Proffitt and Holt are delighted to introduce this immaculately presented and tastefully decorated three bedroom home, offered to the market with no upper chain. Perfectly positioned in a quiet cul-de-sac of just a few houses, yet within a short walk of the beautiful Apsley Marina - which boasts an array of restaurants and cafes - and Apsley train station, offering direct access to London Euston in 30 minutes.

Stepping inside, you are welcomed by a spacious entrance hall with guest W/C. From here, it leads in to a bright and airy kitchen-breakfast room, thoughtfully designed with ample storage and integrated appliances, making it ideal for both every-day family life and entertaining guests. The ground floor also features a generous living room with large sliding doors flowing directly out to the garden and flooding the room with natural light. Upstairs, the accommodation continues to impress, with three well-proportioned bedrooms providing plenty of space for family or guests. The master bedroom is a particular highlight, boasting a range of fitted wardrobes and a luxurious en-suite shower room finished to a high specification. The family bathroom has also been refitted to an exceptional standard, featuring contemporary fittings and a stylish design that adds a touch of luxury to daily routines.

The low maintenance rear garden is made up of a comfortable patio area and lawned space, whilst to the front, the property benefits from allocated parking for two cars. Throughout the house, the décor is modern and neutral, creating a welcoming atmosphere and allowing you to easily add your own personal touches. This wonderful home is ideal for professionals, families or anyone looking for a stylish and low-maintenance property in a highly sought-after location. Viewing is highly recommended to fully appreciate the quality of accommodation on offer.



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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 a distance of two miles.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



- No Upper Chain
- Short Walk to Apsley Marina and Train Station
- Allocated Parking For 2 Cars
- High Spec Refitted Bathrooms
- Kitchen-Breakfast Room
- Downstairs W/C
- Master Bedroom With En-Suite
- Immaculately Presented Throughout



*For broadband and mobile speeds see:*

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

## **General Information**

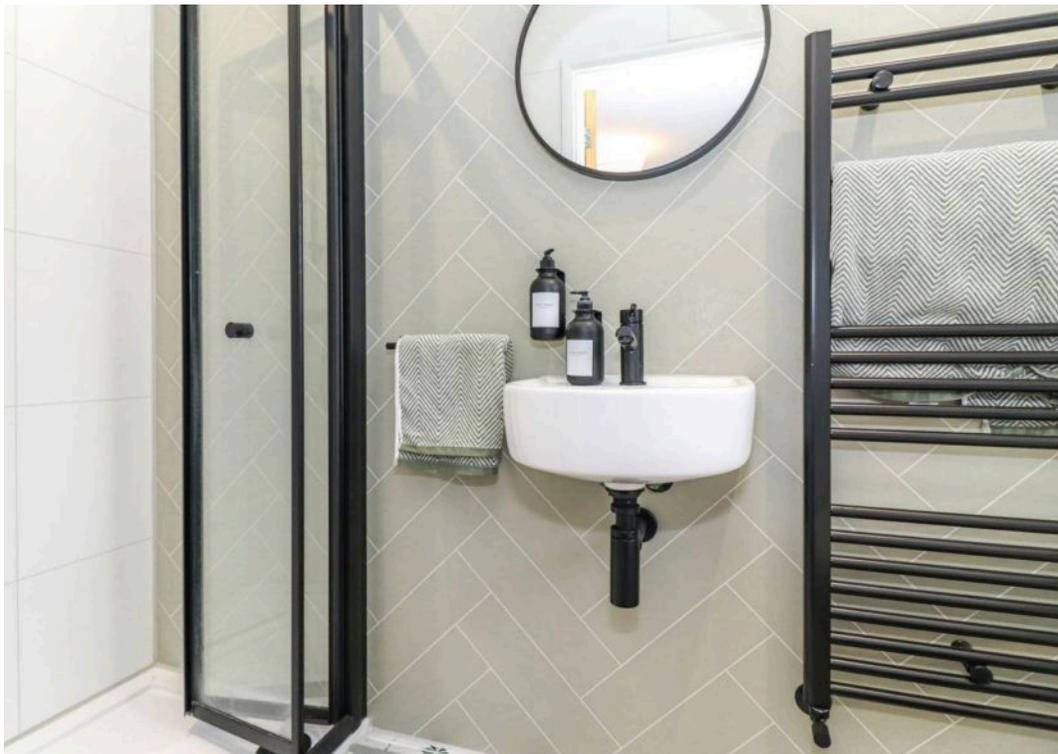
### **Services**

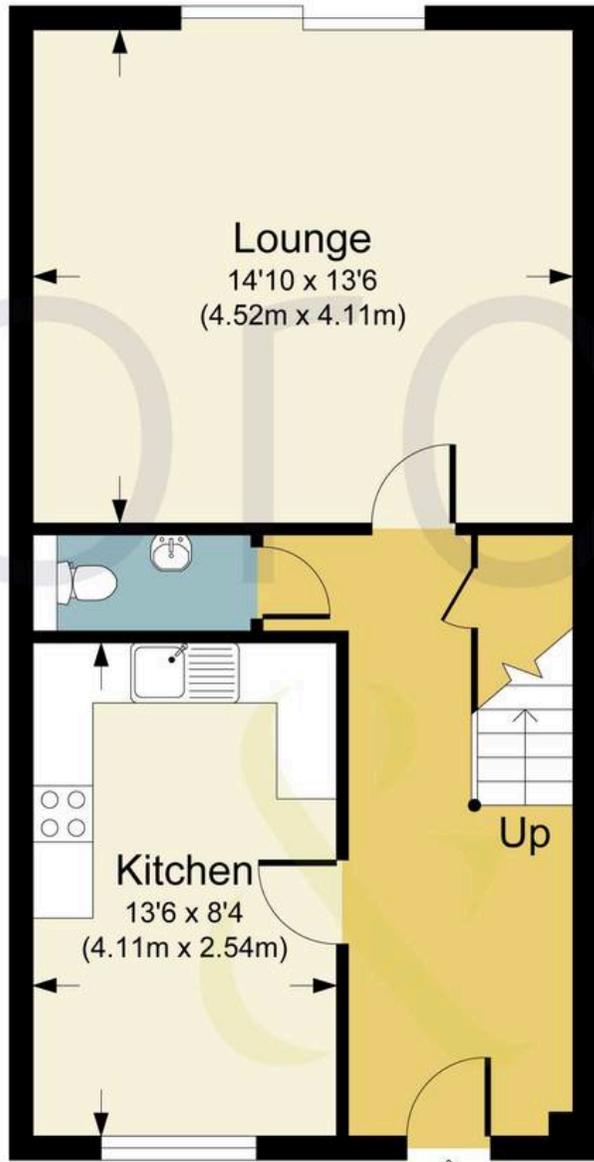
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

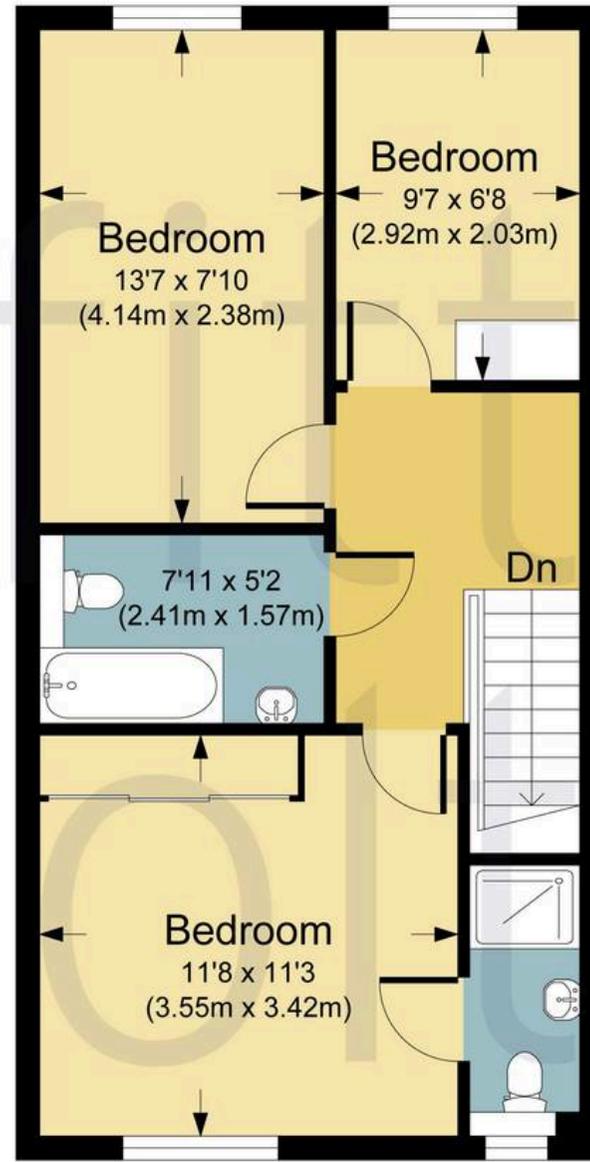
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



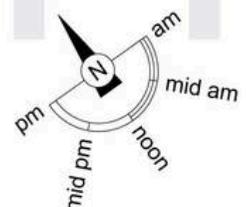




Ground Floor



First Floor



**CHARLOTTE COURT, HP3**

APPROX. GROSS INTERNAL FLOOR AREA 897.17 SQ FT / 83.35 SQ M

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