



Great Elms Road, Hemel Hempstead, HP3 9TY
Asking price £425,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

A well proportioned three bedroom semi detached family home, situated on a larger than average plot on Great Elms Road, HP2, offering potential to extend/develop subject to the necessary planning permissions.

The accommodation includes an entrance hallway, living room, dining room, kitchen, useful store area, downstairs w/c, three first floor bedrooms and a family bathroom.

Externally the property further benefits from an area of front garden and a substantial area of rear/side garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Radiator. Under stair storage cupboard. Storage cupboard. Tile effect flooring. Stairs rising to the first floor accommodation. Access to the kitchen and living room.

Living Room

Double glazed window. Radiator. Double doors to the dining room.

Dining Room

Double glazed sliding doors to the rear garden. Radiator. Access to the kitchen.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven and electric hob with extractor over. Space for a freestanding washing machine and tumble dryer. One and a half bowl sink with drainer unit. Tiling to splash back areas. Quarry style tiled flooring. Access to the store room.

Store Room

Glazed window. Doors to the front and rear aspect. W/C.

First Floor Landing

Double glazed window. Airing cupboard. Access to the family bathroom and three bedrooms.

Bedroom

Double glazed window. Radiator. Built in wardrobes.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower over, pedestal wash hand basin and a low level w/c. Partially tiled walls. Radiator.

To The Front

An area of front garden laid with lawn. Steps leading to the store room. Steps leading to the front door.

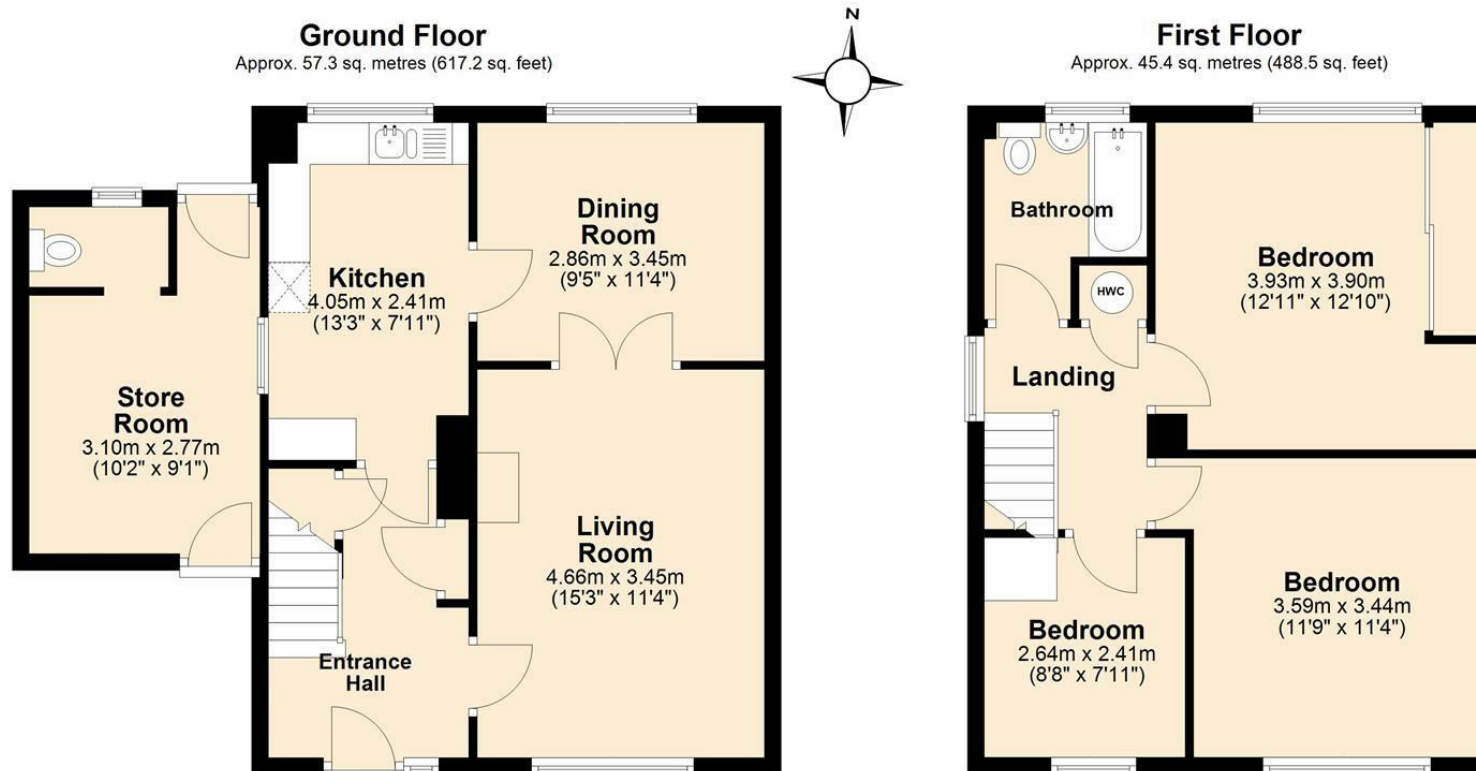
To The Rear/Side

A private garden arranged with areas of block paving and lawn. Enclosed predominately by timber panel fencing. Access to the store room. A further area of lawn (to the side) offering potential to extend/develop subject to the necessary planning permissions.



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Total area: approx. 102.7 sq. metres (1105.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.
The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon.
Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.□

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

