

**8 Great Elms Road, Nash Mills,
Hemel Hempstead,
Hertfordshire, HP3 9TJ**

David
Doyle
Sales and Lettings

Price £400,000 Freehold



Located in the sought after area of Nash Mills is this 2 bedroom semi detached family home with a driveway and a generous rear garden. The property offers potential to extend STNC while being conveniently located for local shops, schools, amenities, Apsley Lock marina and Apsley main line station with links to London Euston. The ground floor is arranged with a living room that opens on to a dining room with patio doors that open onto the rear gardens patio seating area. The ground floor is completed by a fitted kitchen and an entrance hall with stairs leading to the first floor. The first floor features 2 bedrooms both with built in wardrobes and a family bathroom. The rear garden is an outstanding feature of this property and is approx. 120' in length and arranged with a generous patio seating area otherwise it is mainly laid to lawn. To the front of the property is a driveway that offers off road parking facilities. Viewing is a MUST.

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.

Nearby Apsley has a delightful village feel and excellent local schooling and a good selection of shops and other amenities. For the commuter the village benefits from its own main line railway

Apsley Station, only 0.2 miles away, with trains to London Euston. Whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina.

2 Bedroom semi detached home in Nash Mills

Conveniently located for Apsley Lock marina and Apsley station

Approx. 120` rear garden

Scope to extend STNC

Living room

Dining room

Fitted kitchen

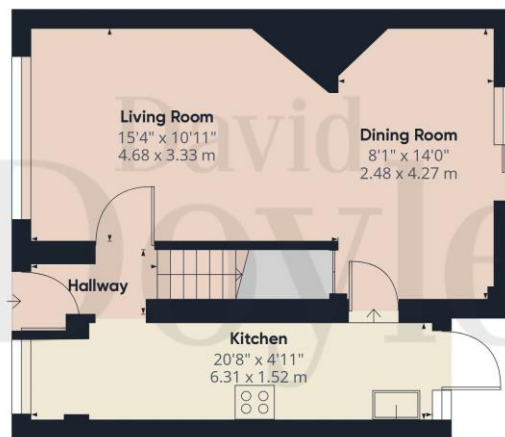
First floor bathroom

Driveway

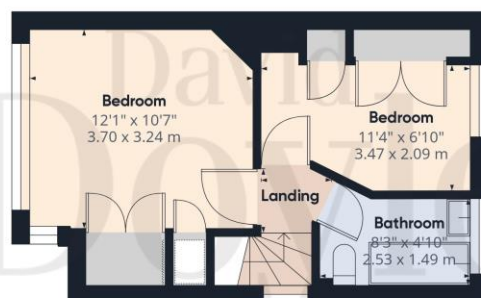
A MUST VIEW

Council Tax Band D

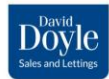
Tenure -Freehold



Ground Floor



Floor 1



Approximate total area[®]

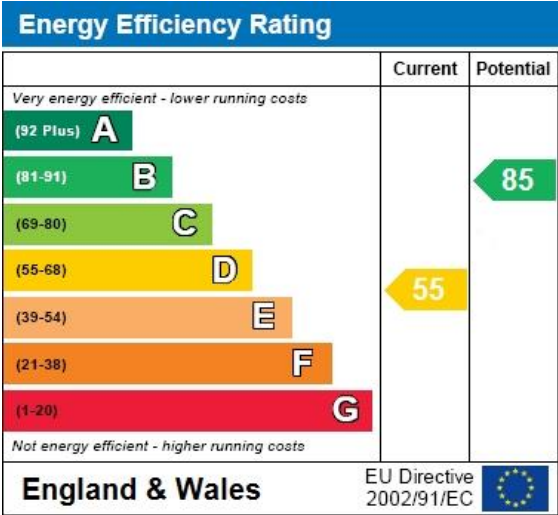
726.93 ft²
67.53 m²

(1) Excluding balconies and terraces

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

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

8 Great Elms Road, Nash Mills, Hemel Hempstead, Hertfordshire, HP3 9TJ

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.

Approximate year built?	1930
Council Tax Band	D
This year council tax charge	£2066
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	Sky dish
What parking facilities does your property have	Private/driveway
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.