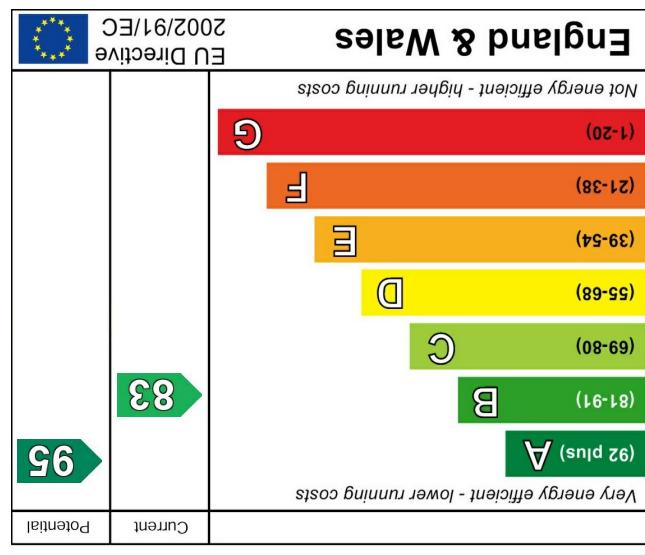
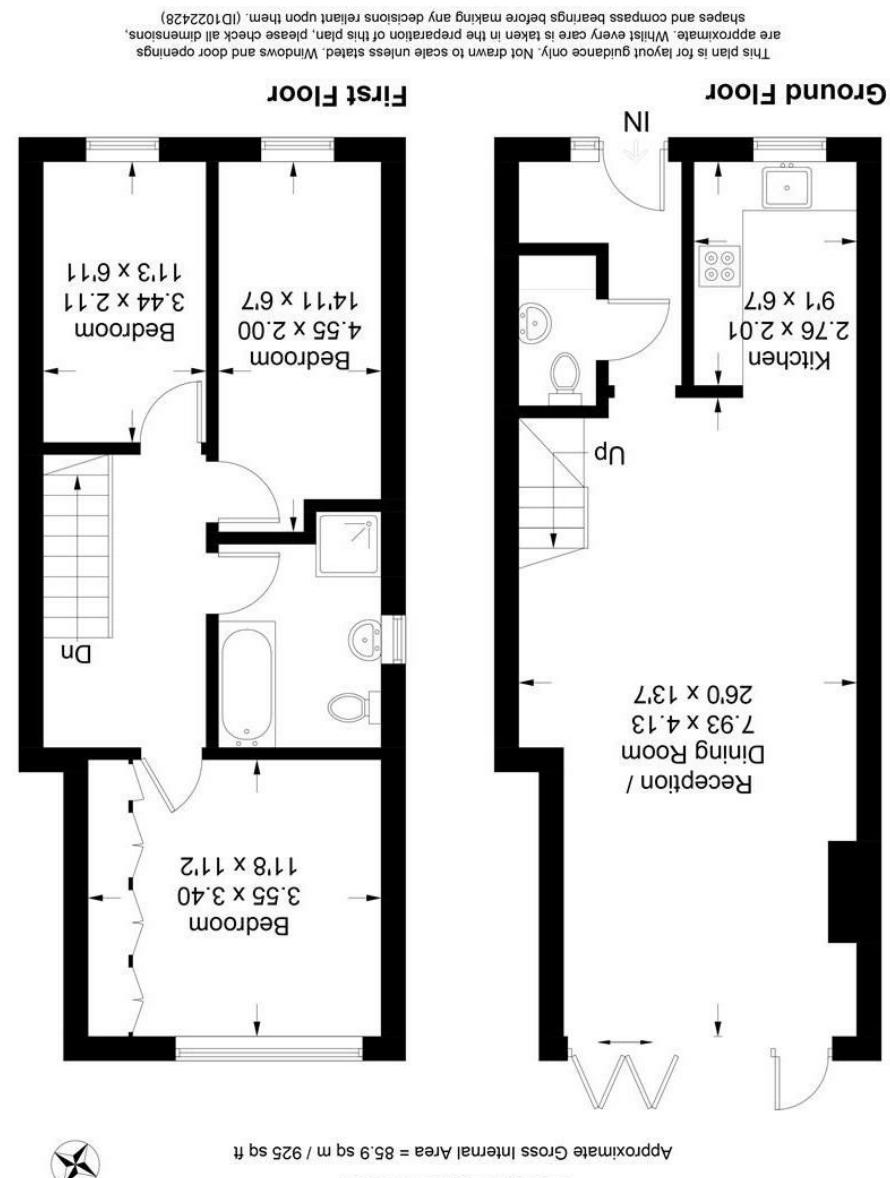


### Environmental Impact (CO<sub>2</sub>) Rating



## Energy Efficiency Rating



## Great Elms Road

Approximate Gross Internal Area = 85.9 sq m / 925 sq ft



Great Elms Road | Hemel

# £435,000 Freehold



### Entrance Hallway

Part-glazed composite front door. Obscured window to front. Radiator. White oak laminate flooring. Oak doors to:

### Cloakroom/Utility

Low level WC. Pedestal wash hand basin. White oak laminate flooring. Integrated washer/drier.

### Living Room/Dining Room

Bi-fold doors to rear garden. White oak laminate flooring. Feature media wall with contemporary digitally controlled fire. Stairs to first floor with glazed balustrade and oak handle.

### Kitchen

Window to front. Fitted with a range of wall and base mounted high gloss handle less units with quartzstone worksurfaces, upstands and splashbacks over. Inset sink unit with swan neck mixer tap over. Stainless steel oven with induction hob and matching stainless steel chimney style extractor over. Low level concealed lighting. White oak laminate flooring.

### Landing

Access to insulated loft space housing gas combination boiler. Doors to:

### Bedroom One

Window to rear. Fitted carpet. Full wall of built-in wardrobe cupboards.

### Bedroom Two

Window to front. Fitted carpet.

### Bedroom Three

Window to front. Feature paneled wall. Fitted carpet.

### Bathroom

Window to side. Part tiled with tiled floor comprising shower cubicle with monsoon style shower head side fill bath with hand held shower attachment. Low level WC and wall hung wash hand basin with vanity unit.



### Rear Garden

Landscaped rear garden with patio area. Brick retaining walls with fencing to boundaries.

### Front

Electric charger point. Parking for two vehicles. Steps to front door.

