



Walnut Grove  
Hemel Hempstead, HP2 4AP

squire | estates

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## Walnut Grove, Hemel Hempstead

SQUIRE ESTATES are pleased to offer this spacious THREE/FOUR double bedroom family home with GAS CENTRAL HEATING, GARAGE AND OFF-STREET PARKING. The property is in a popular area within walking distance of Hemel Hempstead town centre.

To the ground floor, a good size hallway leads into a kitchen fully fitted with shaker style wall and floor units, co-coordinating work surfaces and space for a fridge/freezer, washing machine and dishwasher. The lounge/dining room stretches the full width of the house and enjoys views and access to the landscaped garden via a large window and glazed door.

In addition, the ground floor boasts a separate family room/study which could also be used as a fourth bedroom.

A staircase from the hallway leads up to a spacious landing from which there is access to three double bedrooms, all with fitted wardrobes and a family bath/shower room which is fully tiled and comprises of a bath, separate corner shower cubical, sink and a WC.

To the rear, the good size landscaped garden features a full width patio and is tiered on two further levels featuring lawn and attractive shrub and flower beds.

In the close is a single garage with a driveway in front providing off street parking and ample visitor parking.

This family home is situated in Hemel Hempstead, with its comprehensive range of shopping facilities and recreational amenities including, an IMAX cinema, The Snow Centre, an ice rink and the XC centre with a range of activities and multiple restaurants

The property is a short drive from Hemel Hempstead mainline station with a fast and frequent railway service into London Euston in 24 minutes. Close by are both the M1 and M25 motorways, making the area ideal for commuters.

Close by, Gadebridge Park runs from the northern edge into the heart of the town along the Gade valley, providing acres of space for recreation, including bowling, crazy golf, croquet, giant chess and play areas.

Highly regarded primary, secondary and independent schools are within close proximity.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



## Features

- Three bedroom family home
- Fitted kitchen
- Study
- Garage
- Off road parking
- Council tax band D
- Close to the town centre
- Offered in good condition

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

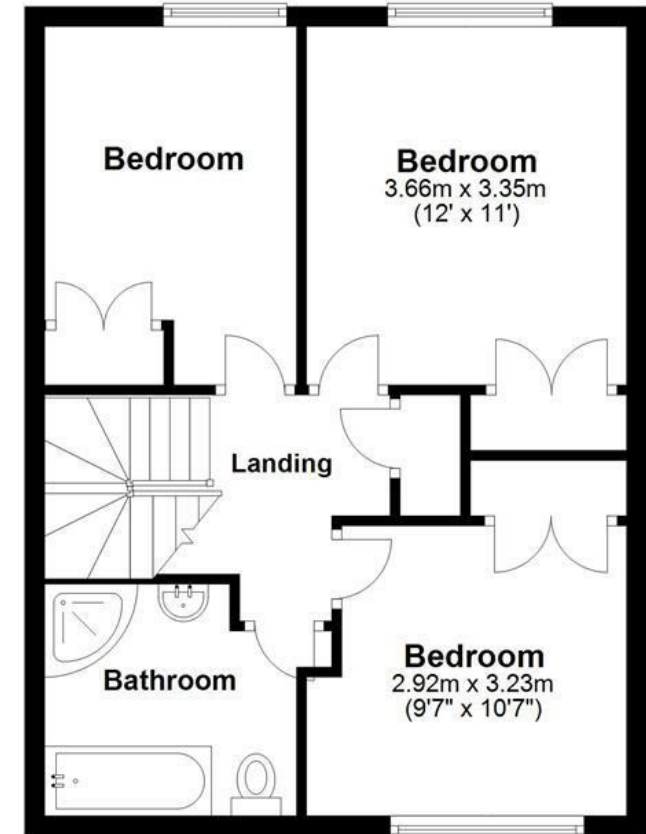
## Ground Floor

Approx. 53.6 sq. metres (576.9 sq. feet)



## First Floor

Approx. 47.1 sq. metres (507.0 sq. feet)



Total area: approx. 100.7 sq. metres (1083.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.





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