



glazed window, radiator and stairs to second floor.

Lounge Opens To Dining Room

14' 5" x 14' (4.39m x 4.27m)

Double glazed patio doors to balcony, TV point, radiator and wood flooring.

Dining Room Opens To Lounge

11' 5" x 9' 2" (3.48m x 2.79m)

Double glazed patio doors to conservatory, radiator and wood flooring.

Kitchen

11' 4" x 9' 1" (3.45m x 2.77m)

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, two integrated electric ovens and integrated induction hob, washing machine, dishwasher and integrated fridge/freezer, double glazed window.

Conservatory

10' 2" x 10' 2" (3.10m x 3.10m)

Double glazed windows, double glazed door to garden and newly insulated roof.

Second Floor Landing

Stairs from first floor landing, access to loft and air conditioning unit.

Bedroom 1

10' 9" x 10' 5" (3.28m x 3.17m)

Walnut Grove Hemel Hempstead HP2 4AP

for sale offers in excess of
£575,000



Property Description

Four/five bedroom semi-detached family home in the highly sought-after Walnut Grove, Hemel Hempstead. Many benefits include DRIVEWAY PARKING and GARAGE, downstairs shower-room, fitted kitchen with integrated appliances, CONSERVATORY, study/bedroom 5, luxury family bathroom, air conditioning, SOLAR PANELS and a delightful rear garden ideal for entertaining. Close to popular schools and within walking distance of the Town Centre, the Old Town and Gadebridge Park. The ideal family home, call now to arrange a viewing!

Entrance Hall

Double glazed window, radiator, tiled flooring and stairs to first floor.

Study/ Bedroom 5

10' 4" x 7' 3" (3.15m x 2.21m)

Double glazed window, built in cupboard, radiator, tiled floor and door to garage.

Shower Room

Fitted with shower cubicle, wash hand basin, low level WC, heated towel rail and extractor fan.

First Floor Landing

Built in cupboards with tank, water softener and heating management system, double



Double glazed window, radiator, air conditioning unit and wood flooring.

Bedroom 2

12' 5" x 9' 3" (3.78m x 2.82m)

Double glazed window and radiator.

Bedroom 3

10' 9" x 8' 3" (3.28m x 2.51m)

Double glazed window, built in cupboard and radiator.

Bedroom 4

9' 2" x 7' 7" (2.79m x 2.31m)

Double glazed window and radiator.

Front Garden

Driveway parking with beds and borders, side gate access and storage cupboard with central heating boiler.



Rear Garden

Patio area with steps leading to seated patio area and steps leading to further seated patio area and mature shrubs and borders.

Integrated Garage

18' 7" x 8' 8" (5.66m x 2.64m)

Electric up & over door, power and light.



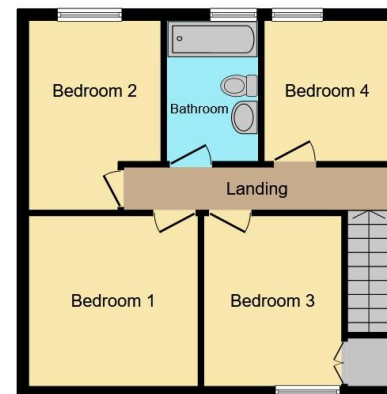




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01442 216 633

E hemelhempstead@connells.co.uk

45 Marlowes

HEMEL HEMPSTEAD HP1 1LD



view this property online connells.co.uk/Property/HEM312192

EPC Rating: C Council Tax
Band: E

Tenure: Freehold

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

