





welcome to

Walnut Grove, Hemel Hempstead

EXCEPTIONALLY RARE FIND! Tucked away in a quiet cul-de-sac within the vibrant town centre, discover this exquisite four-bedroom detached family home! Offering three splendid reception areas, a generously sized contemporary kitchen with breakfast bar, sleek modern bathrooms and off road parking.

















Ground Floor

First Floor

Total floor area 145.0 m² (1,561 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Entrance Hall

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

Shower Room

7' 8" x 5' 5" (2.34m x 1.65m)

Lounge

14' 7" x 11' 9" (4.45m x 3.58m)

Dining Room

10' 10" x 9' 11" To Max (3.30m x 3.02m To Max)

Family Room

16' 7" x 8' 3" (5.05m x 2.51m)

Kitchen

12' 5" To Max x 10' 9" To Max (3.78m To Max x 3.28m To Max)

Utility Room

15' x 2' 11" (4.57m x 0.89m)

Converted Garage Area

Landing

Bedroom One

12' 5" x 11' 6" (3.78m x 3.51m)

Bedroom Two

10' 10" Plus Recess x 9' 3" To Wardrobe (3.30m Plus Recess x 2.82m To Wardrobe)

Bedroom Three

11' 2" x 8' 4" (3.40m x 2.54m)

Bedroom Four

10' 11" To Max x 7' 6" To Max (3.33m To

welcome to

Walnut Grove, Hemel Hempstead

- Rarely Available
- Quiet Cul-De-Sac In A Popular Residential Area
- Four Bedroom Detached Family Home On A Corner Plot
- Beautifully Presented Throughout
- Three Reception Rooms

Tenure: Freehold EPC Rating: D

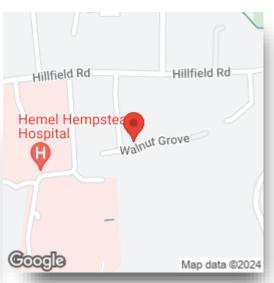
offers in excess of

£650,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HHD110098 - 0008 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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