



**Walnut Grove, Hemel Hempstead HP2 4AP**

**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 m<sup>2</sup> (1,561 sq.ft.) approx

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

Powered by [audioagent.com](http://audioagent.com)

**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 Max )

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

**view this property online** [brownandmerry.co.uk/Property/HHD110098](https://www.brownandmerry.co.uk/Property/HHD110098)



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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
brown & merry



**01442 232400**



[HemelHempstead@brownandmerry.co.uk](mailto:HemelHempstead@brownandmerry.co.uk)



57 Marlowes, HEMEL HEMPSTEAD,  
Hertfordshire, HP1 1LE



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**