



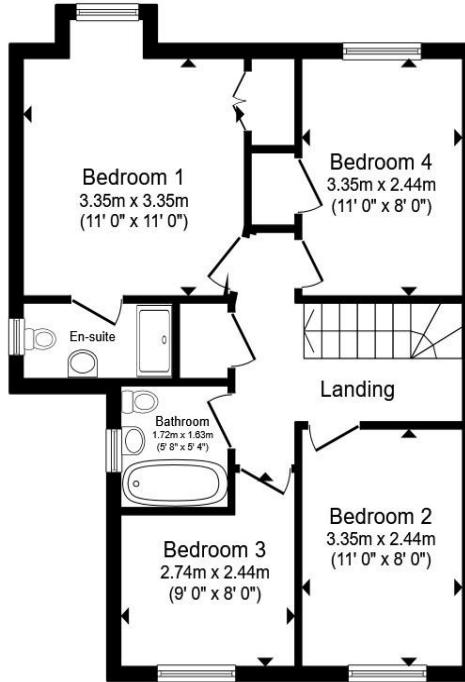
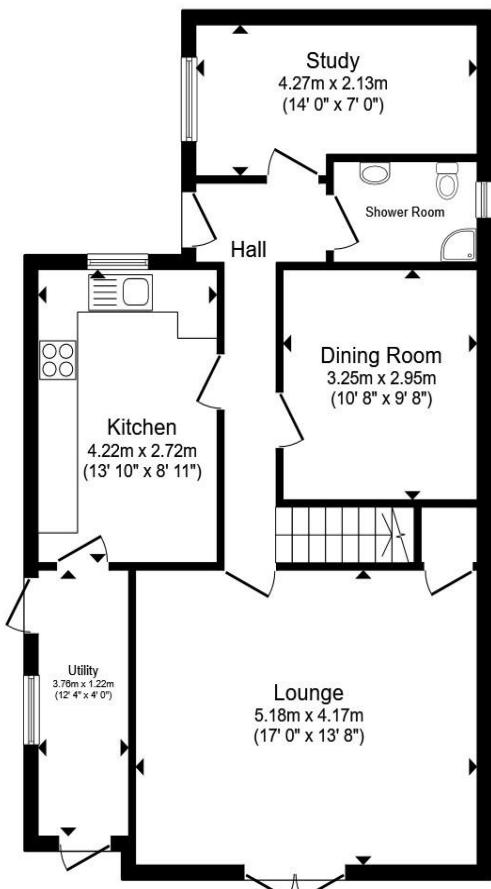
Walnut Grove, Hemel Hempstead HP2 4AP

welcome to

Walnut Grove, Hemel Hempstead

**** NO UPPER CHAIN **** Located in a quiet cul-de-sac in a very sought after residential area is this four / five bedroom detached family home. 0.4 miles of Marlowes shopping centre. 1.2 miles of a local primary and secondary school. A fantastic family home. Ring to book a viewing today !!





Total floor area 121.8 m² (1,311 sq.ft.) approx

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.propertybox.io

Entrance Hall

Wet Room

Study / Bedroom Five

Lounge

Dining Room

Kitchen

Utility Room

Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Outside

Rear Garden

Double Garage

Parking For Three Cars

Agent Notes

welcome to

Walnut Grove, Hemel Hempstead

- No Upper Chain
- Quiet Cul De Sac In A Very Sought After Residential Area
- Four / Five Bedroom Detached Family Home
- Two Reception Rooms
- Master Bedroom With En-Suite

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£750,000



view this property online brownandmerry.co.uk/Property/HHD111312

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.



Property Ref:
HHD111312 - 0004



01442 232400



HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD,
Hertfordshire, HP1 1LE



brownandmerry.co.uk