

Mulburries

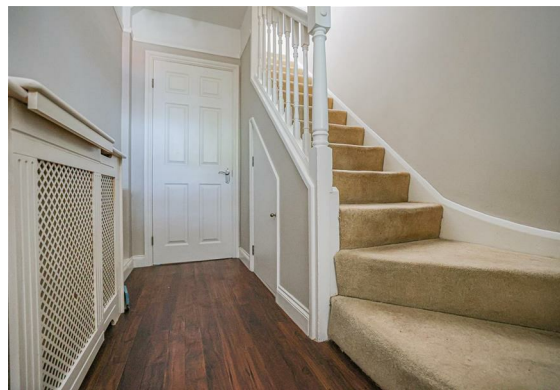
Tile Kiln Lane , Hemel Hempstead, HP3 8NW

Guide price £625,000



Tile Kiln Lane, Hemel Hempstead, HP3 8NW

- Three-bedroom family home in sought-after HP3 location
- Approx. 1,331 sq. ft. of total accommodation
- No upper chain
- Bright fitted kitchen with garden access
- Modern family bathroom plus ground-floor WC
- Generous principal bedroom and two further bedrooms
- Private rear garden with decked entertaining area
- Driveway parking and garage space
- Scope for Side, Rear and Loft Extension (STPP)
- Close to local schools, shops and transport links



Mulburries offer to the market this beautifully presented three-bedroom, semi detached family home offering generous living space, stylish interiors and a superb garden setting in the sought-after Leverstock green area.

Arranged over two floors and extending to approximately 1,331 sq. ft., the property opens into a welcoming entrance hall with guest WC and stairs to the first floor. The ground floor provides two bright and versatile reception rooms, ideal for both relaxed family living and formal dining, with attractive flooring, neutral décor and excellent natural light. To the rear, the fitted kitchen enjoys a practical layout with integrated oven, ample worktop space and direct access to the garden.



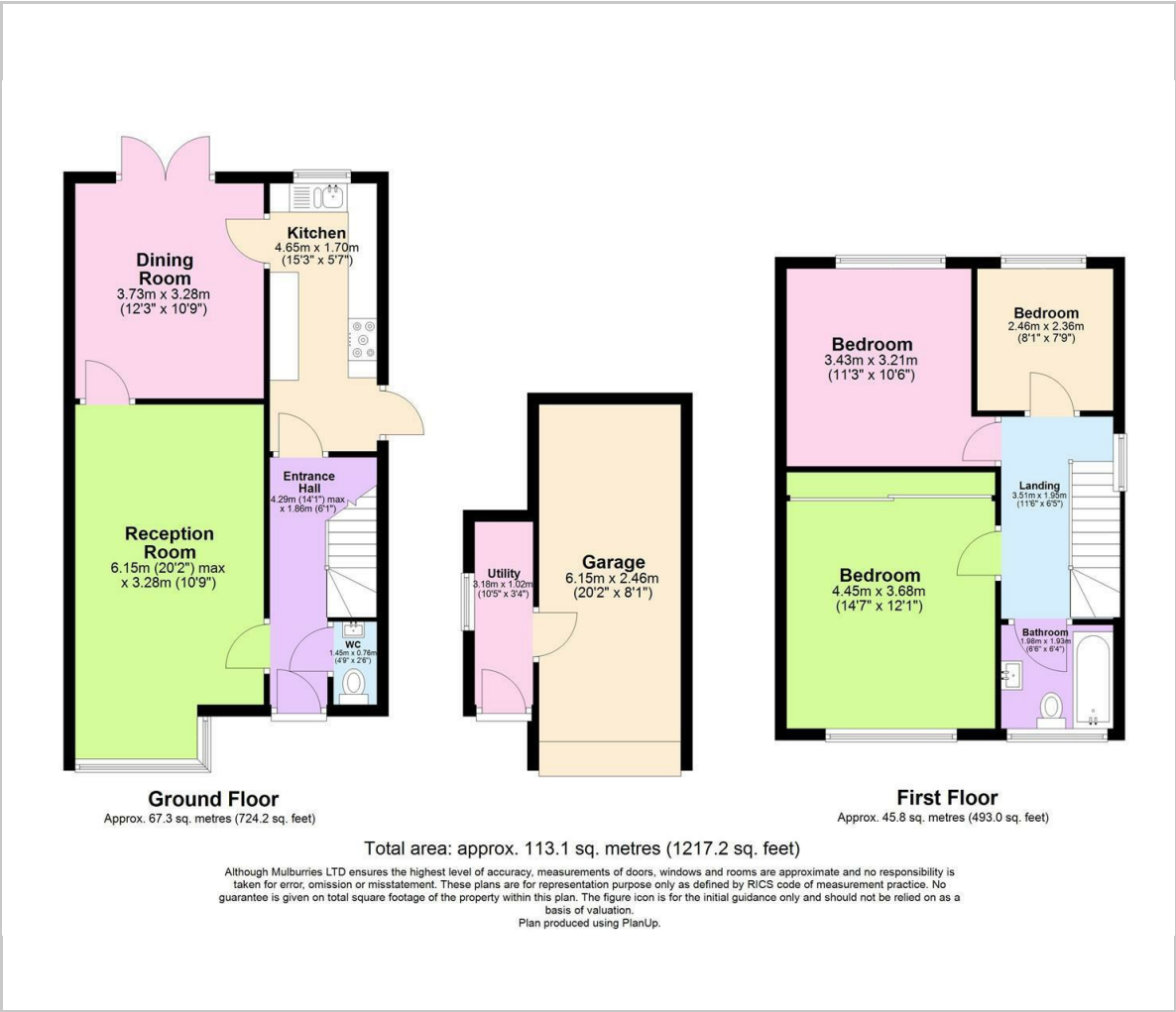
Upstairs, the spacious landing leads to three well-proportioned bedrooms, including two generous doubles and a further bedroom ideal as a child's room, guest room, or home office. A modern family bathroom with underfloor heating, completes the first-floor accommodation.

Outside, the rear garden is a real highlight, offering a decked entertaining area, lawn and established borders, creating a private space perfect for summer dining and family enjoyment. Access to the garage, including a utility area, is also available from here. To the front, there is driveway parking and garage space, providing excellent storage and further potential, subject to the usual consents.



Located in a popular residential area of Hemel Hempstead, the home is well placed for local schools, shops, green spaces and transport links, making it an excellent choice for families, commuters and buyers looking for space to grow.

Floor Plan

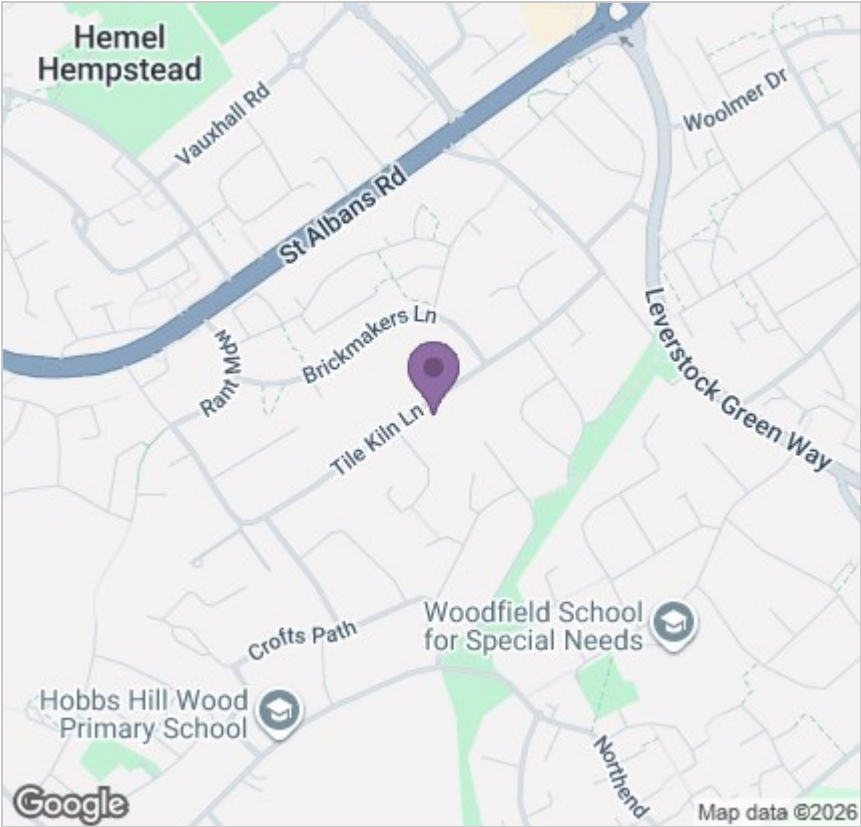


Viewing

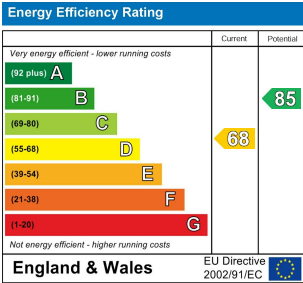
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH
Tel: 01442 732362 Email: contact@mulburries.co.uk ryan.green@mulburries.co.uk

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.