



117 Tile Kiln Lane, Hemel Hempstead, HP3 8NX

Guide price £825,000

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Located in the ever-popular and leafy Leverstock Green, this exceptional four double bedroom detached family home occupies a generous corner plot and delivers an outstanding blend of space, style, and future potential.

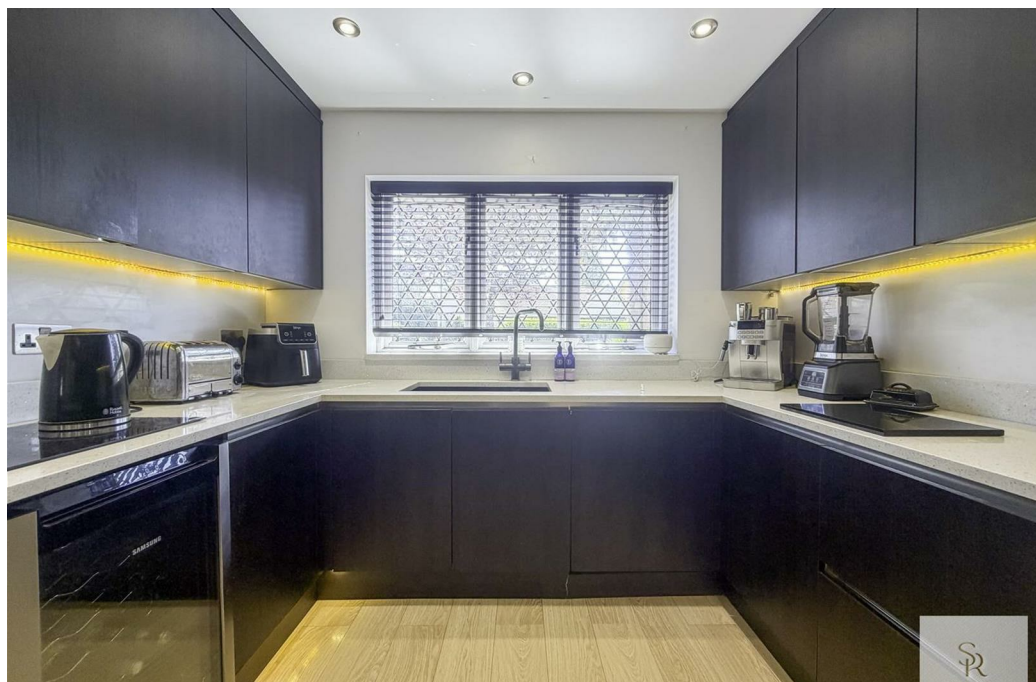
From the moment you arrive, the home sets an impressive tone. A substantial driveway provides parking for multiple vehicles, complemented by an integral garage and additional carport. The side return presents a fantastic opportunity for further extension (subject to the necessary planning consents), adding yet another layer of long-term versatility to an already superb home.

Internally, the property has been thoughtfully remodelled by the current owners, with a clear focus on modern family living and effortless entertaining. The heart of the home is the stunning open-plan kitchen and living space, beautifully designed and flooded with natural light. The bespoke kitchen, crafted by the sellers themselves, offers an abundance of storage, sleek integrated appliances, and a striking breakfast bar island, which acts as both a focal point and a sociable hub for everyday living, family meals, and entertaining guests.

The ground floor continues to impress with a versatile layout, including a separate study/home office, ideal for remote working or as a third reception room, a generous formal dining space overlooking the garden, and a spacious main reception room with elegant French doors opening out onto the rear terrace. A



Council Tax Band: F



Gardens

Externally, the rear garden is a true highlight. Unoverlooked and enjoying a wonderful sense of privacy, the landscaped space wraps around the property and makes full use of its corner plot position. Designed for both relaxation and entertaining, it features a sun terrace, side patio, and raised decking area, all surrounded by an array of mature trees, shrubs, and planting. The garden enjoys sunlight throughout the day, creating a peaceful haven perfect for soaking up the sunshine.

This is a home that offers not only immediate lifestyle appeal but also exciting future potential. An internal inspection is highly recommended to fully appreciate the space, finish, and setting on offer.

Area Guide

Leverstock Green is a village located on the eastern edge of Hemel Hempstead, known for its beautiful village green, local amenities, and proximity to open countryside. It's a popular choice for families and commuters due to its historical charm, excellent transport links, and various community features.

Key Features and Amenities:

Village Green: A focal point of the village, offering a sense of community and space for recreation.

Local Shops and Pubs: Residents have access to convenient amenities for daily needs.

Leverstock Green Church of England Primary School: A local school for younger children.

Holy Trinity Church: A historic church with a beautiful stained glass window.

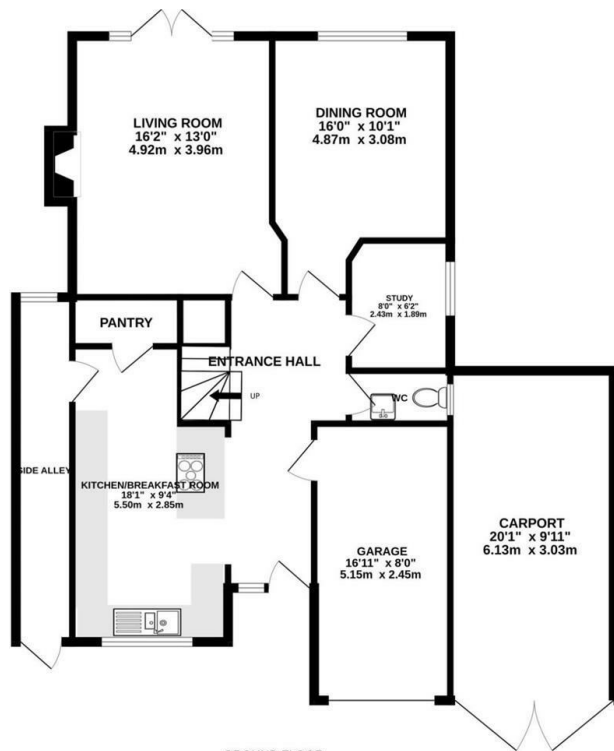
Village Hall: A community space for events and gatherings.

Leverstock Green FC and Village Cricket Club: Opportunities for sports and recreation.

Centurion Club: An exclusive golf club with Michelin-starred dining.

Good Transport Links: Easy access to the M1 and M25, as well as bus routes to Hemel Hempstead and St Albans.

Proximity to St Albans: A short distance from the historic city of St Albans.



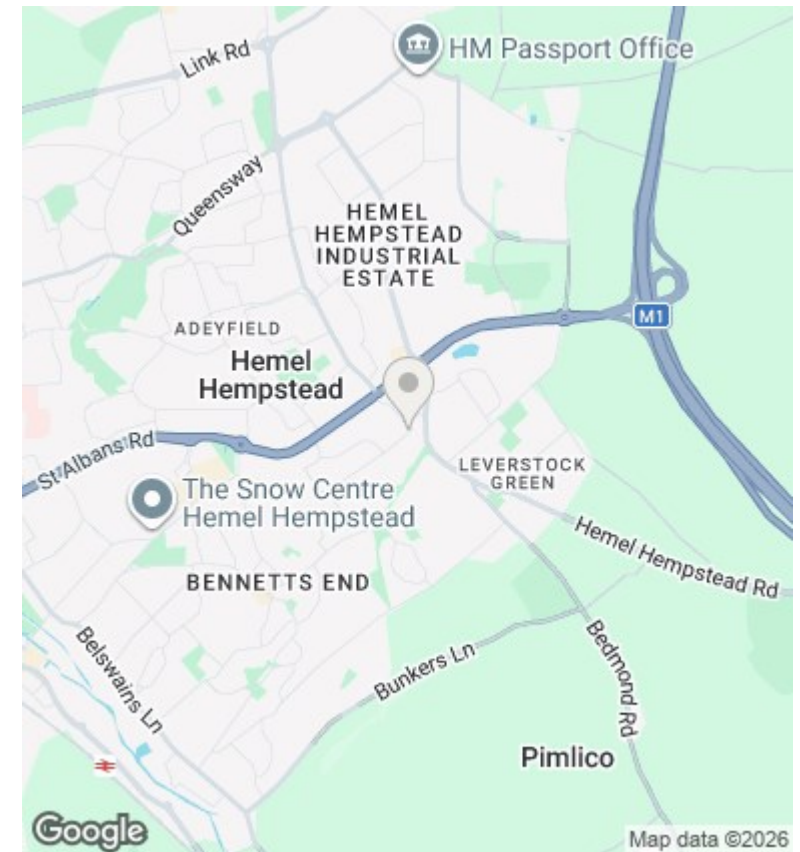
GROUND FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



1ST FLOOR
797 sq.ft. (74.0 sq.m.) approx.

TOTAL FLOOR AREA : 1939 sq.ft. (180.1 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such



Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	