

FINE & COUNTRY

53 Tile Kiln Lane, Hemel Hempstead - HP3 8NH

53 Tile Kiln Lane

Completely refurbished and thoughtfully extended in 2023, this impressive four-bedroom detached home combines contemporary luxury with the practicality and comfort required for modern family living. Finished to a high standard, the property offers beautifully balanced accommodation, with carefully considered spaces for both everyday life and entertaining. Offered to the market with a complete onward chain, it presents an excellent opportunity for a straightforward move into a home ready to be enjoyed from day one. The majority of the refurbishment and extension works were completed in 2023, creating a home that blends quality finishes with an exceptional sense of space and flow. Upon entering, a generous entrance hall immediately draws the eye through to the outstanding extended kitchen, sitting and dining room, which forms the heart of the home. Designed with family life and entertaining in mind, this impressive space features bi-fold doors that open onto the garden, allowing natural light to flood in and providing a wonderful connection with the outdoors throughout the changing seasons. A large log-burner and underfloor heating throughout the ground floor adds warmth and character, creating an inviting atmosphere in which to relax. The beautifully appointed kitchen is both stylish and highly functional, centred around a substantial island that provides an ideal gathering point for family and guests alike. A comprehensive range of fitted appliances includes three Miele ovens and a microwave, while a Quooker boiling-water tap adds a further touch of everyday convenience. Together, these features create a kitchen that is as well suited to busy family mornings as it is to entertaining on a larger scale. Directly adjoining the kitchen is a spacious utility and boot room, complemented by a separate cloakroom and convenient external access. The ground floor accommodation is further enhanced by a generous sitting room featuring a contemporary electric fireplace, alongside an additional reception room currently used as a playroom. This versatile space could readily adapt to suit a variety of needs, whether as a home office, study or additional family room. On the first floor, the principal bedroom suite provides a comfortable and private retreat, complete with fitted wardrobes and a luxuriously appointed four-piece en-suite bathroom. The suite includes a walk-in shower and a freestanding bath, creating an elegant space in which to unwind. Three further well-proportioned bedrooms are served by a family bathroom, completing the first-floor accommodation. All four bedrooms benefit from air conditioning, adding an extra level of comfort throughout the year. Outside, the rear garden features a generous patio area, ideal for outdoor dining and entertaining, bordered by mature shrubs that provide an established and attractive setting. A particularly valuable addition is the substantial detached studio at the rear of the garden, extending to over 300 sq ft and offering excellent flexibility for a variety of uses. Equipped with electric heating, power, lighting, hardwired internet and air conditioning, it provides an ideal environment for home working, creative pursuits, a gym or other lifestyle requirements. To the front, electronically independent of the main accommodation, gated block-paved off-street parking provides space for several vehicles, adding both practicality and convenience. For those wishing to explore further potential, planning permission has already been granted for additional expansion, offering scope to adapt the property further if desired (Planning Reference: 22/02237/FHA). Combining high-quality refurbishment, generous and versatile accommodation, an impressive open-plan living space and a superb detached studio, this is a home that has been carefully designed to meet the demands of contemporary family life while providing an inviting setting for relaxation and entertaining.


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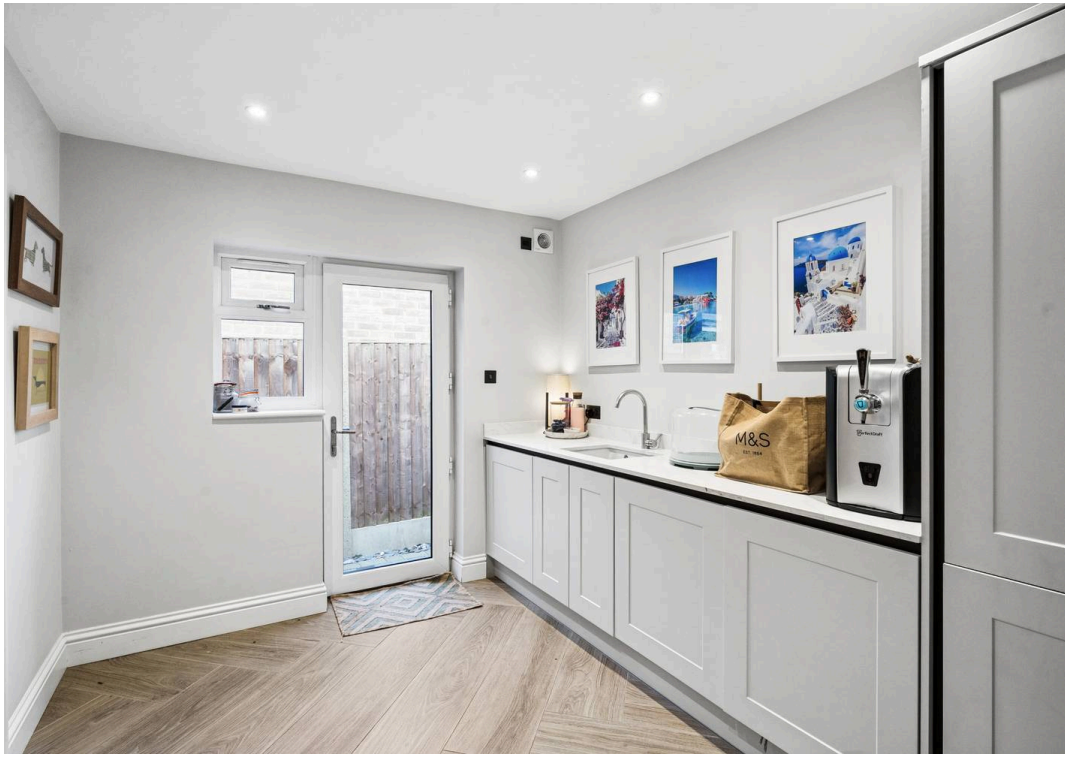
53 Tile Kiln Lane

- Four-bedroom detached family home, refurbished and extended in 2023
- Impressive open-plan kitchen, sitting and dining room with bi-fold doors
- Beautifully appointed kitchen with large island, three Miele ovens and Quooker tap
- Spacious sitting room with contemporary electric fireplace
- Principal bedroom suite with fitted wardrobes and luxurious four-piece en-suite
- Air conditioning fitted in all four bedrooms
- Versatile additional reception room, currently used as a playroom
- Versatile studio exceeding 300sq ft with heating, air conditioning and hardwired internet
- Gated block-paved driveway providing off-street parking for several vehicles
- Planning permission granted for further expansion (Ref: 22/02237/FHA); complete onward chain

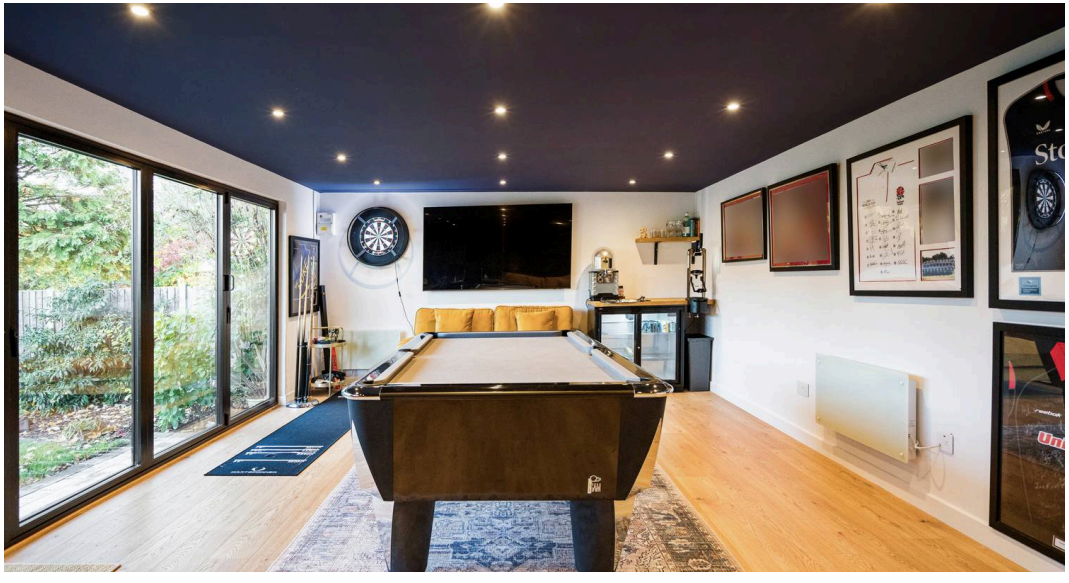







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53 Tile Kiln Lane

Tile Kiln Lane enjoys a desirable residential setting in Hemel Hempstead, combining a peaceful neighbourhood atmosphere with excellent everyday convenience. A short walk takes you to the shops and local amenities of Leverstock Green, where you can enjoy the convenience of nearby essentials and village-style surroundings. The area is particularly appealing to families, offering a welcoming community feel and a balance between suburban tranquillity and easy access to the wider amenities of Hemel Hempstead and neighbouring St Albans.

The location is also well placed for families and commuters, with a choice of nearby primary and secondary schools, convenient local bus services and access to both Apsley and Hemel Hempstead railway stations, providing connections towards London and beyond. The surrounding area offers a variety of pubs, restaurants and leisure facilities, while the wider Hertfordshire countryside provides opportunities for walking and enjoying the outdoors. Combining established community surroundings with practical transport links and a wealth of amenities close at hand, Leverstock Green offers an appealing balance of convenience and quality of life.





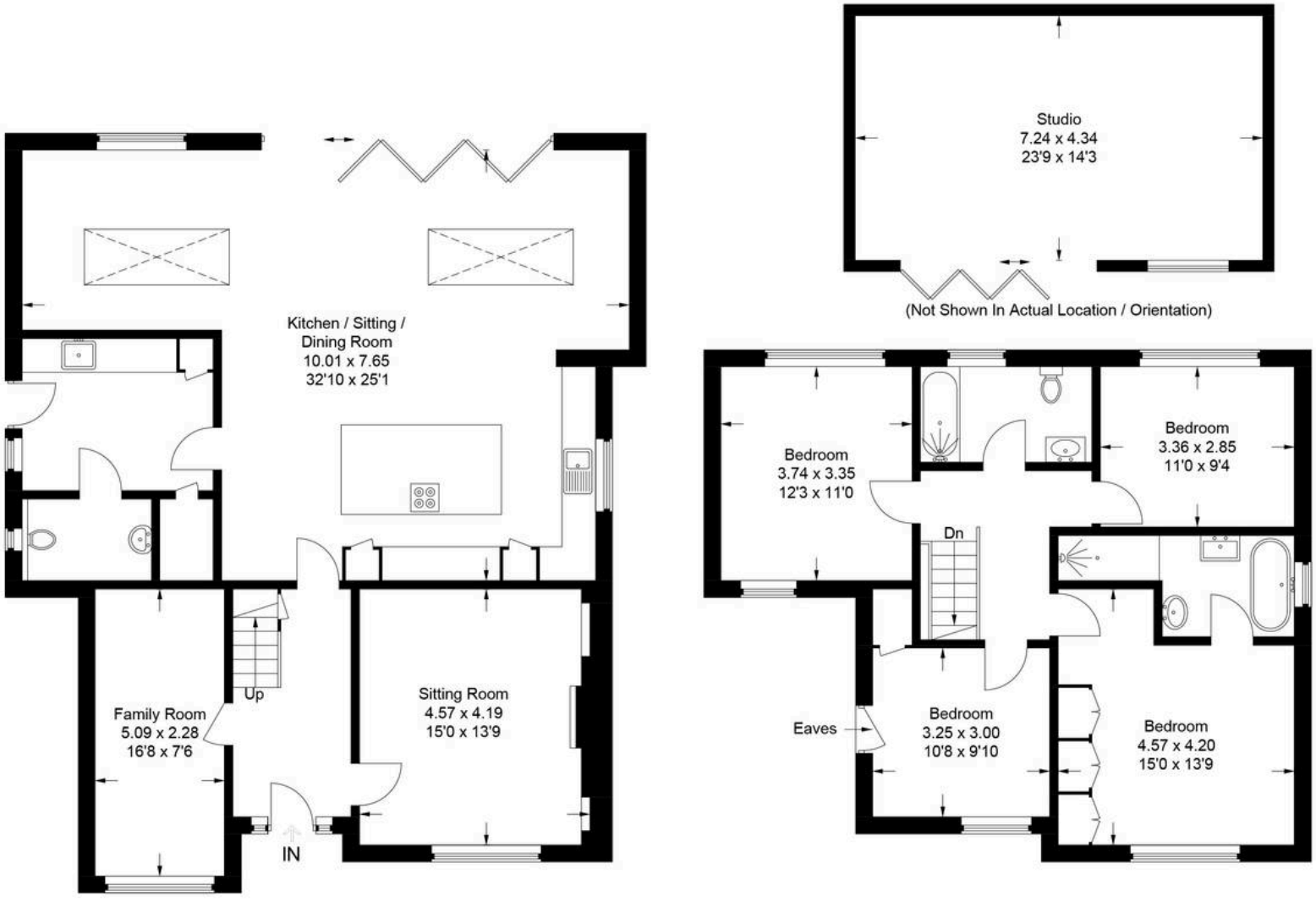







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Approximate Gross Internal Area
Ground Floor = 123.1 sq m / 1,325 sq ft
First Floor = 72.5 sq m / 780 sq ft
Studio = 31.5 sq m / 339 sq ft
Total = 227.1 sq m / 2,444 sq ft



Ground Floor **First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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