 4 Bedrooms

 2 Bath/Shower Rooms

 3 Reception Rooms

 Garage & Off-Street Parking

 Private Rear Garden

 EPC Band D

Council Tax
Band: F £3,128.73 (2024/2025)
Local Authority
Dacorum Borough Council

 **ashtons**
for life's great moves

Tile Kiln Lane, Hemel Hempstead, HP3 8NX
Guide Price £875,000 Freehold

Tile Kiln Lane, Hemel Hempstead

Nestled in the charming village of Leverstock Green, this stunning four-bedroom detached home offers an exceptional blend of modern style, spacious living, and serene surroundings. Ideally suited for families or professionals, this property provides a luxurious yet welcoming atmosphere.

- 🏡 Beautifully Presented Detached Family Home
- 🏡 Superb Open-Plan Kitchen/Breakfast Room
- 🏡 Three Reception Rooms
- 🏡 Four Double Bedrooms
- 🏡 Garage & Off-Street Parking
- 🏡 Private Landscaped Rear Garden
- 🏡 Close to Leverstock Green Village & Transport Networks

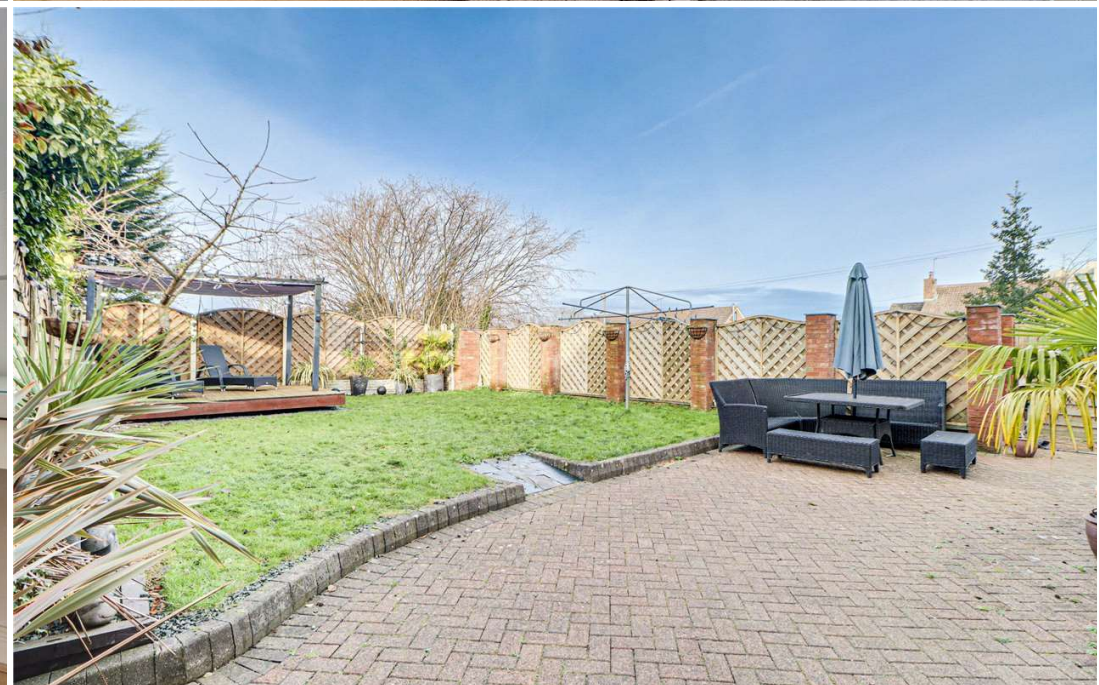
Description

The ground floor boasts a contemporary open-plan kitchen and breakfast area, complete with adjoining utility room, creating a functional yet stylish heart of the home. Three versatile reception rooms offer ample space for relaxation, dining, or entertaining, while a convenient downstairs cloakroom adds to the practicality of the layout. Upstairs, four generously sized bedrooms provide comfortable and private spaces for all, with the principal bedroom enjoying en-suite facilities. A family bathroom serves the additional bedrooms, completing the well-designed upper floor. Externally, the property features a beautifully maintained garden with a patio area, perfect for outdoor dining or unwinding in the tranquil surroundings. Off-street parking and a garage add convenience and practicality to this exceptional home.

Location

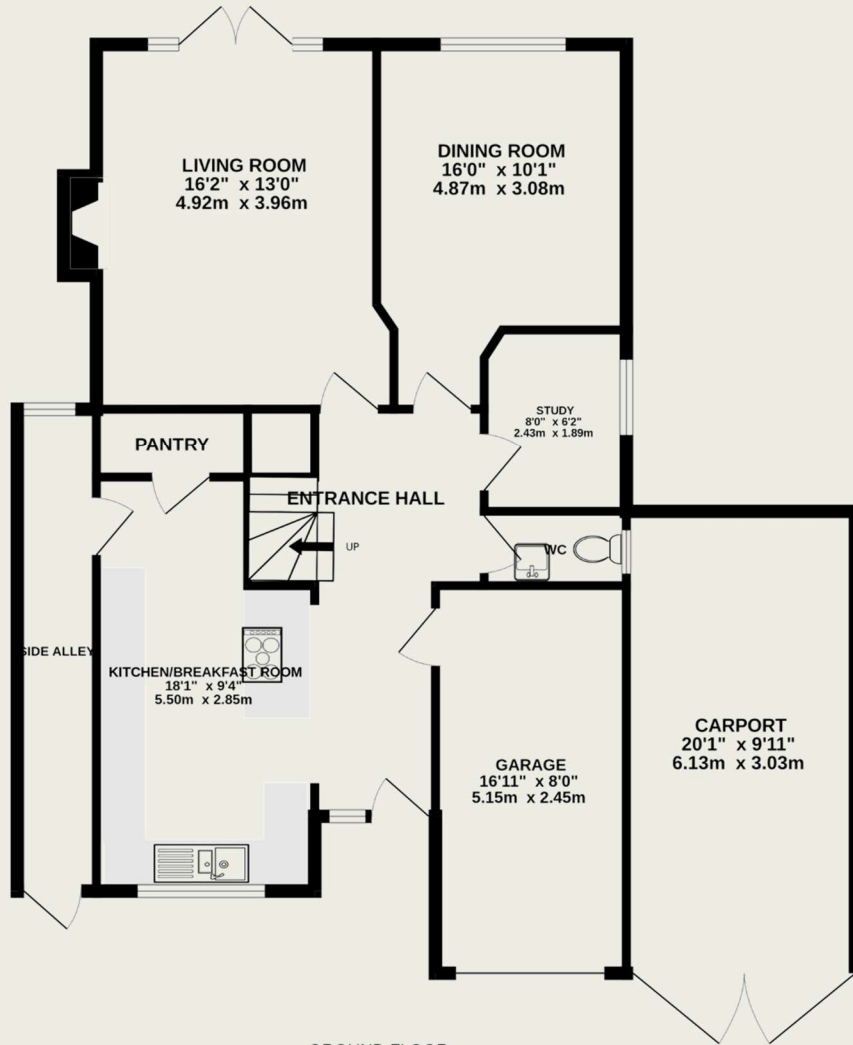
Situated in the sought-after Leverstock Green village, residents can enjoy a peaceful lifestyle with a strong sense of community. The village offers a range of amenities, including shops, pubs, a village hall, and the local cricket club, while the nearby City of St Albans provides a wealth of shopping, dining, and entertainment options. Excellent transport links, including easy access to the M1/M25 and rail services to London, make this home a superb choice for modern living in a picturesque setting.



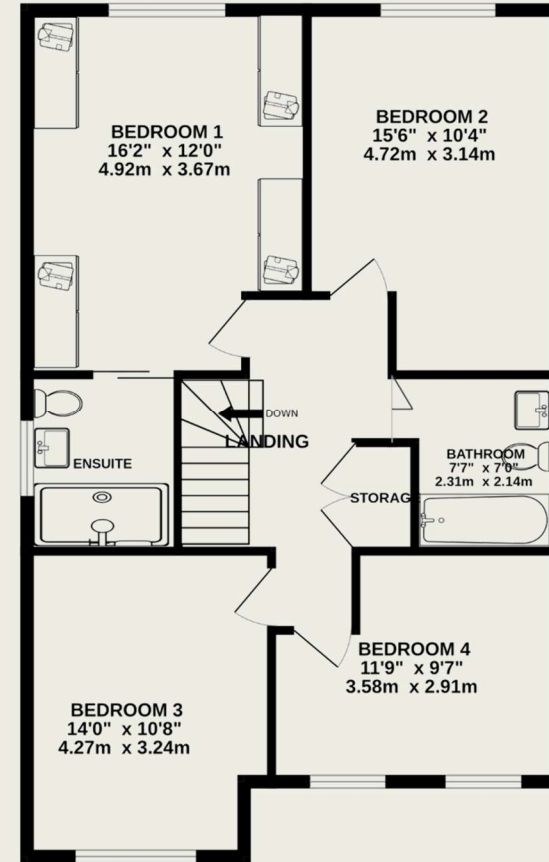


Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



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