



Tile Kiln Lane, Hemel Hempstead

Guide Price £850,000

proffitt
& holt





Tile Kiln Lane

Hemel Hempstead



We are delighted to introduce this extended four bedroom detached house, perfectly situated in the highly sought-after Leverstock Green area.

This well-presented presented home offers flexible and versatile accommodation that will appeal to those seeking both space and comfort.

Upon entering, you are welcomed by a generous entrance hall that leads to three well-proportioned reception rooms, providing ample space for entertaining, relaxing, or working from home. The heart of the home is undoubtedly the spacious kitchen and breakfast room, thoughtfully designed to accommodate modern family living, with plenty of room for informal dining and every-day gatherings. The ground floor also benefits from a convenient downstairs WC, adding to the practicality of the layout. Upstairs, you will find four comfortable bedrooms, each offering a peaceful retreat at the end of the day, and providing versatility for growing families or those needing extra space for guests or a home office.

The property further benefits from a garage and driveway parking, ensuring there is plenty of room for multiple vehicles. This wonderful home is ideally located within easy reach of local amenities, well-regarded schools, and transport links, making it a superb choice for those seeking a blend of tranquillity and convenience.

Viewing is highly recommended to fully appreciate the impressive proportions and thoughtful design of this charming family residence.



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Leverstock Green 'village' has its own Village Green and cricket club, Village Hall, range of village shops and public houses and the Holy Trinity Church.

The fashionable City of St Albans is but a short drive/bus journey away with its wonderful range of shops, amenities, restaurants and its excellent rail services to St Pancras (approx. 20 minutes).

The M1/M25 access points are also close at hand.

- Extended Four Bedroom Detached House
- Sought After Location - Leverstock Green
- Flexible and Versatile Accommodation
- Three Reception Rooms
- Garage and Driveway Parking
- Generous Rear Garden
- Downstairs WC
- Spacious Kitchen/Breakfast Room
- Period Property
- Additional and Generous Loft Room





General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating: D

Council Tax Band: F

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







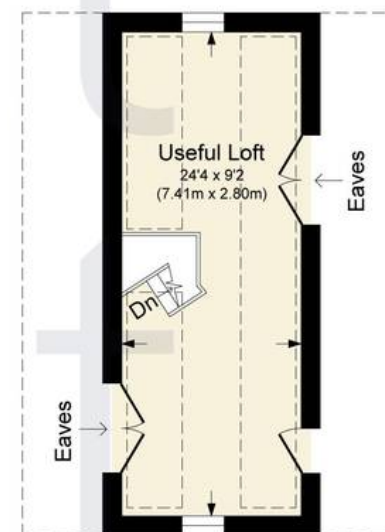




Ground Floor



First Floor



Loft

TILE KILN LANE, HP2

APPROX. GROSS INTERNAL FLOOR AREA 2111.66 SQ FT / 196.18 SQ M. INC. GARAGE & LOFT

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