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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CHAPEL CROFT  
CHIPPERFIELD  
WD4 9FD

Price Guide £775,000



## All The Ingredients Needed For A Fabulous Lifestyle

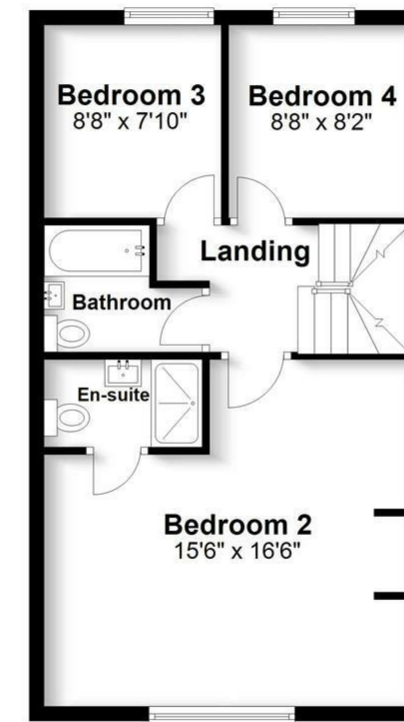
Welcome to Chapel Croft. This new build development of six beautiful chain free homes located in the charming Chipperfield village. These properties boasts large downstairs open plan reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms and four bathrooms, there is ample space for the whole family to enjoy. Built in 2024 by the renowned local developer McGowan Group, this property offers modern amenities and a fresh, contemporary design that is sure to impress. The sleek attention to detail make these homes a true gem in the heart of a picturesque village. Situated in a desirable location, this property provides a perfect blend of tranquillity and convenience. Whether you're looking to unwind in the peaceful surroundings or explore the nearby amenities, Chapel Croft offers the best of both worlds. Each property comes with its own allocated parking bays for two cars to the rear. Don't miss out on the opportunity to make this new build property your own. Contact us today to arrange a viewing and take the first step towards owning your dream home in Chipperfield.



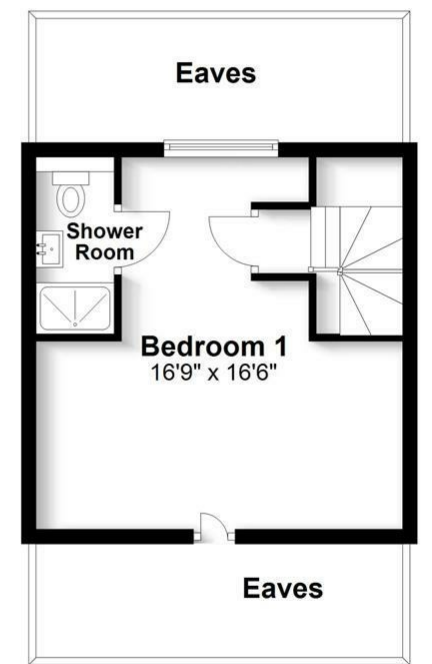
**Ground Floor**  
Approx. 513.0 sq. feet



**First Floor**  
Approx. 503.4 sq. feet



**Second Floor**  
Approx. 276.9 sq. feet



**Total area: approx. 1293.4 sq. feet**

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# Perfect Fusion of Location And Way of Living



## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



## Specialists in Bespoke Properties

- Brand New Development
- Selection Of Six Units
- 10 Year Warranty
- High Spec Throughout
- Parking & Gardens
- Four Bedrooms
- Four Bathrooms
- Over Three Levels

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

