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Cassidy  
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Your Local Experts



Award Winning Agency



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CHAUL END ROAD  
CADDINGTON  
LU1 4AT

Price Guide £775,000

EPC Rating: C Council Tax Band: F



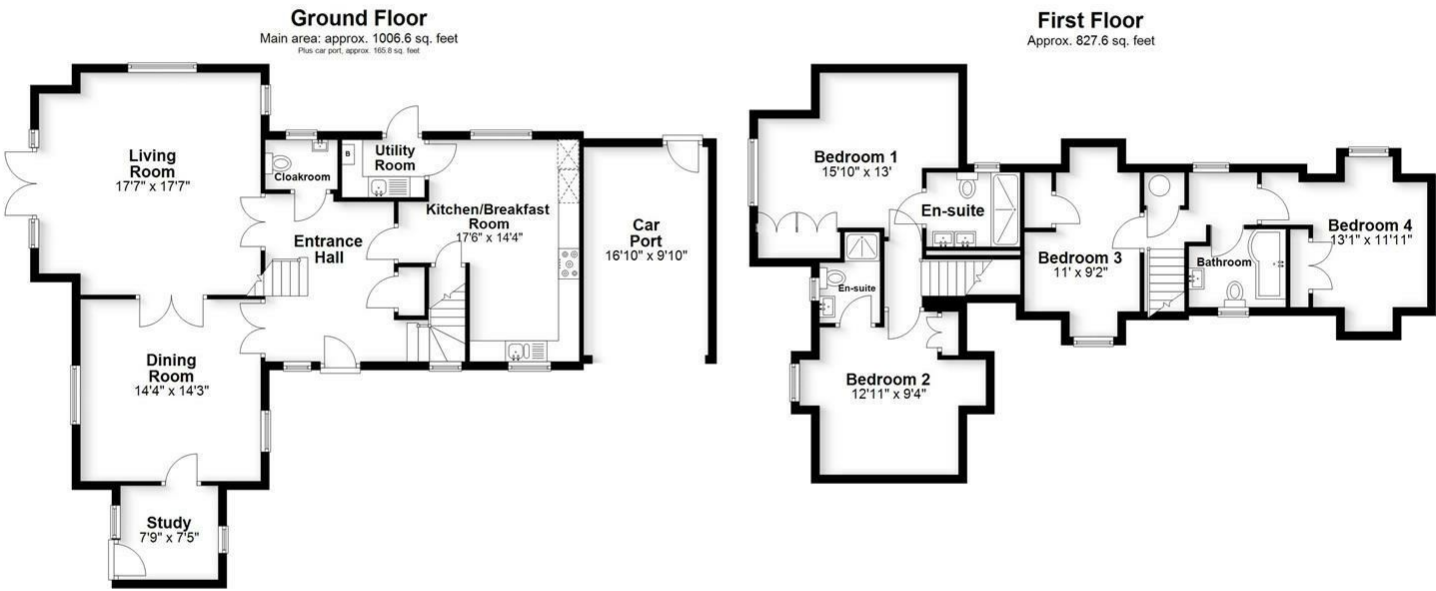
# All The Ingredients Needed For A Fabulous Lifestyle

Nestled in a semi-rural area of Caddington, this delightful house on Chaul End Road offers a perfect blend of modern living and countryside tranquillity. Built in 2009, this new build property is part of an exclusive gated mews development, showcasing barn-style family homes that exude character and charm.

The house features four well-proportioned bedrooms, two with en suites and a family bathroom providing ample space for relaxation and rest. The generous reception rooms are designed to create a warm and inviting atmosphere, ideal for both entertaining guests and enjoying quiet family evenings. The kitchen breakfast room is a highlight, offering a practical space for culinary adventures and casual dining.

In addition to the main living areas, the property boasts a useful outbuilding, perfect for storage or as a workshop. The carport parking ensures convenience, while the large garden, which backs onto picturesque fields, presents an excellent opportunity for outdoor activities and gardening enthusiasts.

This property is not just a house; it is a home that offers a peaceful lifestyle while being close to the amenities of Caddington village. With its attractive design and thoughtful layout, this house is an ideal choice for families or individuals seeking a serene yet connected living experience. Don't miss the chance to make this charming property your own.



Main area: Approx. 170.4 sq. metres (1834.2 sq. feet)  
Plus car port, approx. 15.4 sq. metres (165.8 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

- Link Detached Family Home
- Two En Suites & Bathroom
- Three Reception Rooms
- Semi Rural Location
- Four Bedrooms
- Large Kitchen & Utility
- Large Secluded Garden
- Council Tax Band F

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

