

# TULIPA

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CHAPEL CROFT, CHIPPERFIELD,  
HERTFORDSHIRE WD4 9EQ

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A stunning 3 bedroom house at this exciting new  
development situated on the edge of the  
Chiltern Hills in Hertfordshire

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# WELCOME

Located just outside Kings Langley the charming village of Chipperfield offers the best of both worlds with easy transport links to London and further afield, while allowing you the benefits of living in the English countryside and the stunning Chiltern Hills.

## The local area

Tulipa is located a short distance from the popular Chipperfield Common and offers plenty of outdoor space, beautiful walks, and is within easy reach of a selection of amenities such as traditional pubs, local shops and the village hall. The Chipperfield Village Store and Post Office are also moving into new premises incorporated into the development so everything you need really is right on your doorstep.

Tulipa is perfectly positioned, with a selection of local shops right on its doorstep. Just around the corner, the Green Flag-awarded Chipperfield Common is the hub of the community.

Chipperfield is also close to Kings Langley, with its selection of coffee shops, pubs and restaurants, as well as a variety of shops. You can also enjoy the summer carnival which runs in June every year. Kings Langley also benefits from a train station, with direct access in under 30 minutes to London Euston.



# SPECIFICATION

Homes elegantly crafted to match your lifestyle.

## Kitchen

- Contemporary fitted kitchen with worktops
- Built-in single electric oven
- Four burner gas hob
- Stainless steel cooker hood
- Integrated washing machine
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel splashback to hob
- 1 ½ bowl sink
- Ceramic floor tiles

## Bathroom

- White bathroom suite
- Chrome heated towel rail
- Glass shower screen
- Thermostatic shower over bath
- Shaver point
- Ceramic wall and floor tiles

## Cloakroom

- White sanitary ware
- Ceramic wall and floor tiles



## Interiors

- Fitted wardrobe with mirrored sliding doors to bedroom 1
- Double glazed UPVC windows
- 80/20 carpet to all living areas
- BT point in living room
- TV point in living room and bedrooms
- Carbon monoxide detector
- Smoke detector
- Combi boiler
- Gas central heating

## Exteriors

- Turf to rear garden
- Patio area
- Shed
- EV car charging point
- Sky Q cabling
- 2 parking spaces
- 125 year lease
- Premier guarantee

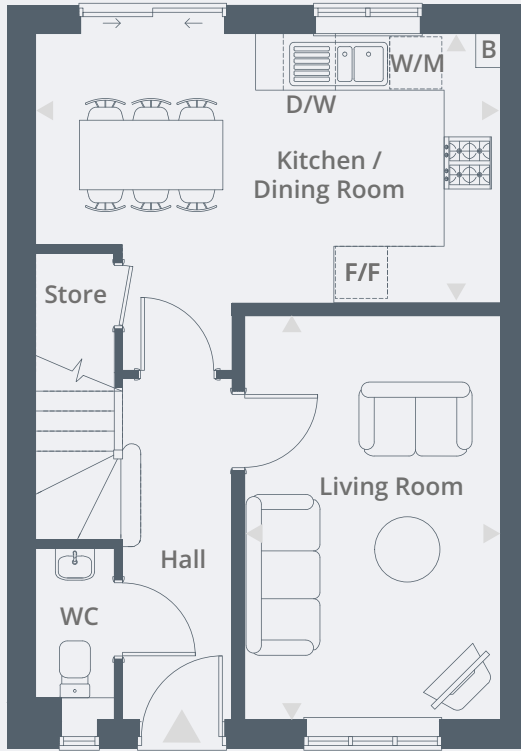
# FLOOR PLAN

## 3 BEDROOM HOUSE

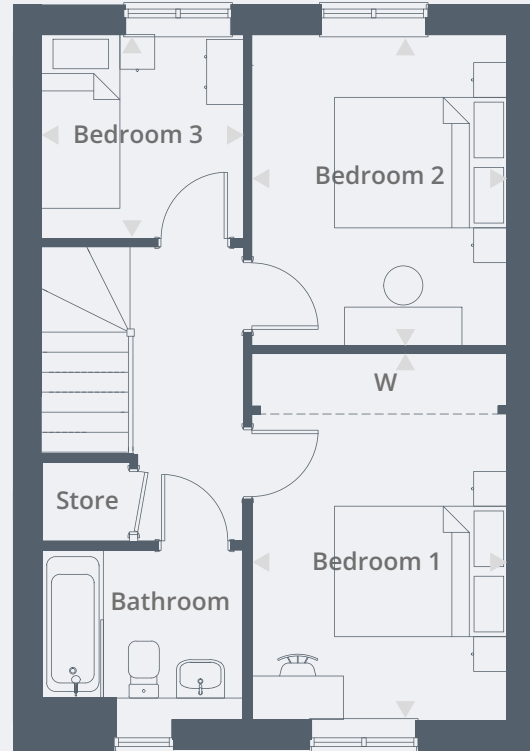
Plot 4 | 2 Rembrandt Mews, Chapel Croft, Chipperfield, Herts, WD4 9EQ



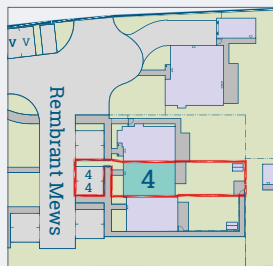
Front Elevation



Ground Floor



First Floor

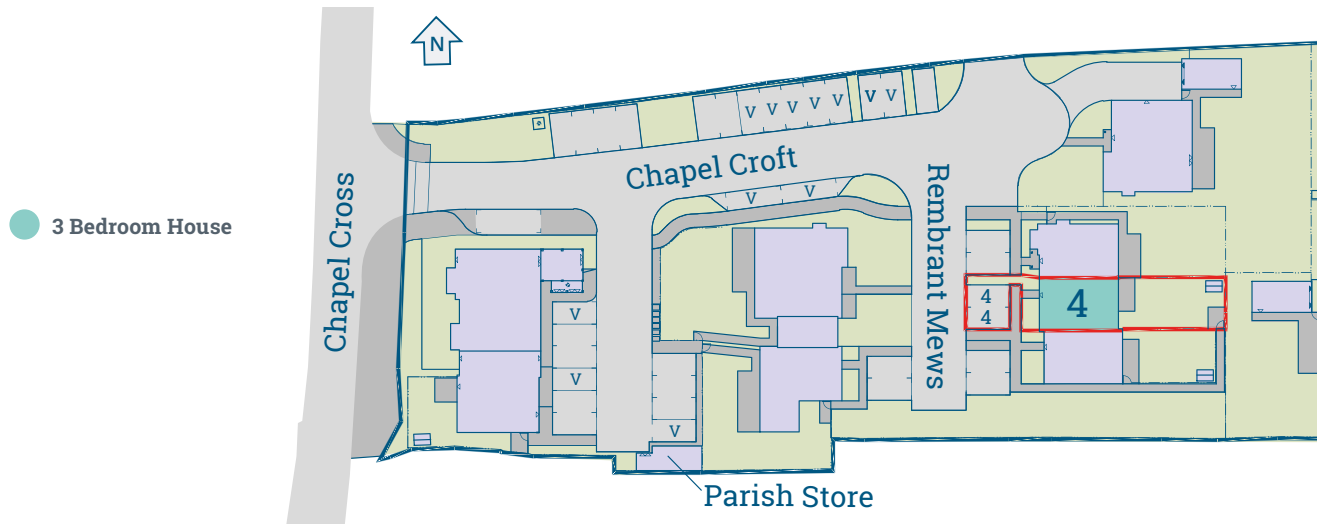


### Dimensions

Living Room	4.69m x 2.99m	15' 5" x 9' 10"
Kitchen / Dining Room	5.39m x 3.14m	17' 8" x 10' 4"
Bedroom 1	4.26m x 2.96m	14' 0" x 9' 9"
Bedroom 2	3.61m x 2.96m	11' 10" x 9' 9"
Bedroom 3	2.38m x 2.36m	7' 10" x 7' 9"

**Total Area** 84.4 m<sup>2</sup> / 908 ft<sup>2</sup>

# SITE PLAN



## LOCATION MAP

### Location details

Tulipa is located just 2.9 miles from Kings Langley train station with a fast direct service to London Euston taking just 26 minutes\*.

Chipperfield Village is north-west of central London and only 6 miles from Watford, within 3 miles of the M25 and 6 miles of the M1.



Source: \*www.nationalrail.co.uk

For further information call 01442 292381  
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