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Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

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Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Award Winning Agency

www.cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts



TODDINGTON ROAD

HARLINGTON

LU5 6LA

Price Guide £900,000

EPC Rating: Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate Land & New Homes department welcomes to the market this brand new four bedroom detached house. The build will start in 2025 by an award wining building company. The property will offer four bedrooms with four bathrooms, open plan accommodation with a separate study/office and cloakroom. Externally the property will offer a large driveway with garage and landscaped gardens. "The site is in the beautiful Bedfordshire countryside and located a short 0.34mile walk to Harlington station and 1.2miles from junction 12 of the M1 making it fantastic for commuters. The vendor has had planning permission granted for two luxury detached homes c 2,300 sqft, each one on a plot of around 0.4 acres. This is a fantastic opportunity to have early input into the design and layout of your new home.
Address: Land adjacent to Briarwood, Toddington Road, Harlington, Dunstable LU6 6LA









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.

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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



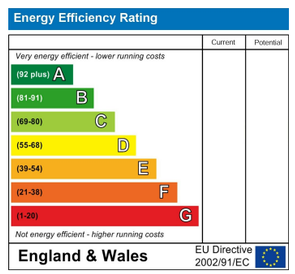






Specialists in Bespoke Properties

- Brand New Home
- Four Bedrooms
- Chain Free
- Barn Style
- 10 Year Warranty
- Four Bathrooms
- Garage & Parking
- Landscaped Gardens

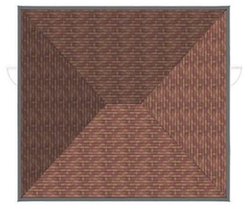


The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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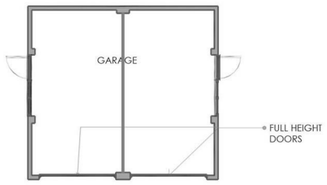
PL11 ROOF GARAGE PLAN - GENERAL ARRANGEMENT
06 *1:100 @ A3*



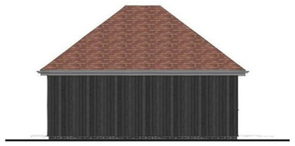
PL11 FRONT ELEVATION - GENERAL ARRANGEMENT
05 *1:100 @ A3*



PL11 LH SIDE ELEVATION - GENERAL ARRANGEMENT
04 *1:100 @ A3*



PL11 GROUND FLOOR GARAGE PLAN - GENERAL ARRANGEMENT
01 *1:100 @ A3*



PL11 REAR ELEVATION - GENERAL ARRANGEMENT
02 *1:100 @ A3*

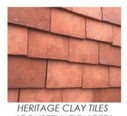


PL11 RH SIDE ELEVATION- GENERAL ARRANGEMENT
03 *1:100 @ A3*

EXTERNAL FINISHES
WALLS: MILLBOARD 'BURNT CEDAR' CLADDING
ROOF: *HERITAGE CLAY TILES* 'CONSERVATION RED'



MILLBOARD 'BURNT CEDAR' CLADDING



HERITAGE CLAY TILES 'CONSERVATION RED'

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