



TODDINGTON ROAD

HARLINGTON

LU5 6LA

Price Guide £900,000

EPC Rating: Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

PLOT 1.....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 winning 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



St Albans Office
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Wheathampstead Office
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 01582 831200
 wheathampstead@cassidyandtate.co.uk



*Specialists in
 Bespoke Properties*

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



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Award Winning Agency

