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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

LEAFIELDS
DUNSTABLE
LU5 5LX

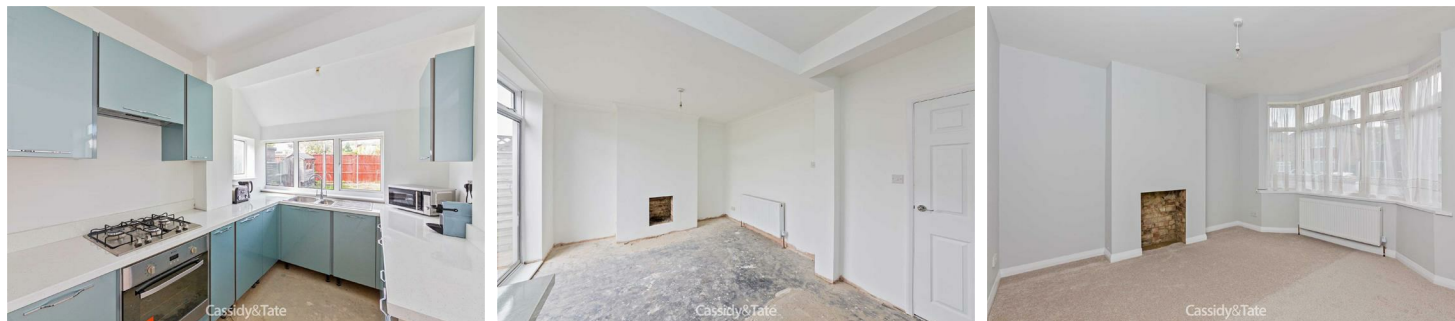
Guide Price £265,000

EPC Rating: G Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

There is rarely an opportunity to the market where the prospective purchaser can introduce their own tastes and requirements to a property such as this deceptively spacious three bedroom semi detached family home. The current owner has re-shaped and refurbished majority of the property but has left the chance to add the finishing touches such as flooring to the kitchen/dining/family room. Light, bright and good sized living spaces will cater for everyday living with features to include a comfortable lounge with bay window and open fireplace, a superb open kitchen/dining/family room where the family can come together, three ample sized bedrooms and a modern family bathroom. To the outside the property enjoys a low maintenance rear garden, a driveway to the front provides off road parking for two cars and an 18ft garage. Further benefits include double glazing throughout, a newly fitted gas central heating boiler plus new radiators, and is being sold with no onward chain. Leaffields is a popular residential area within Houghton Regis.



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

- 1930's Semi Detached
- Three Ample Bedrooms
- Separate Lounge
- Scope To Extend (stpp)
- Newly Refurbished Property
- Open Kitchen/Diner
- Garage & Parking
- Chain Free

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			
		1	1
England & Wales		EU Directive 2002/91/EC	



