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Cassidy
&Tate
Your Local Experts



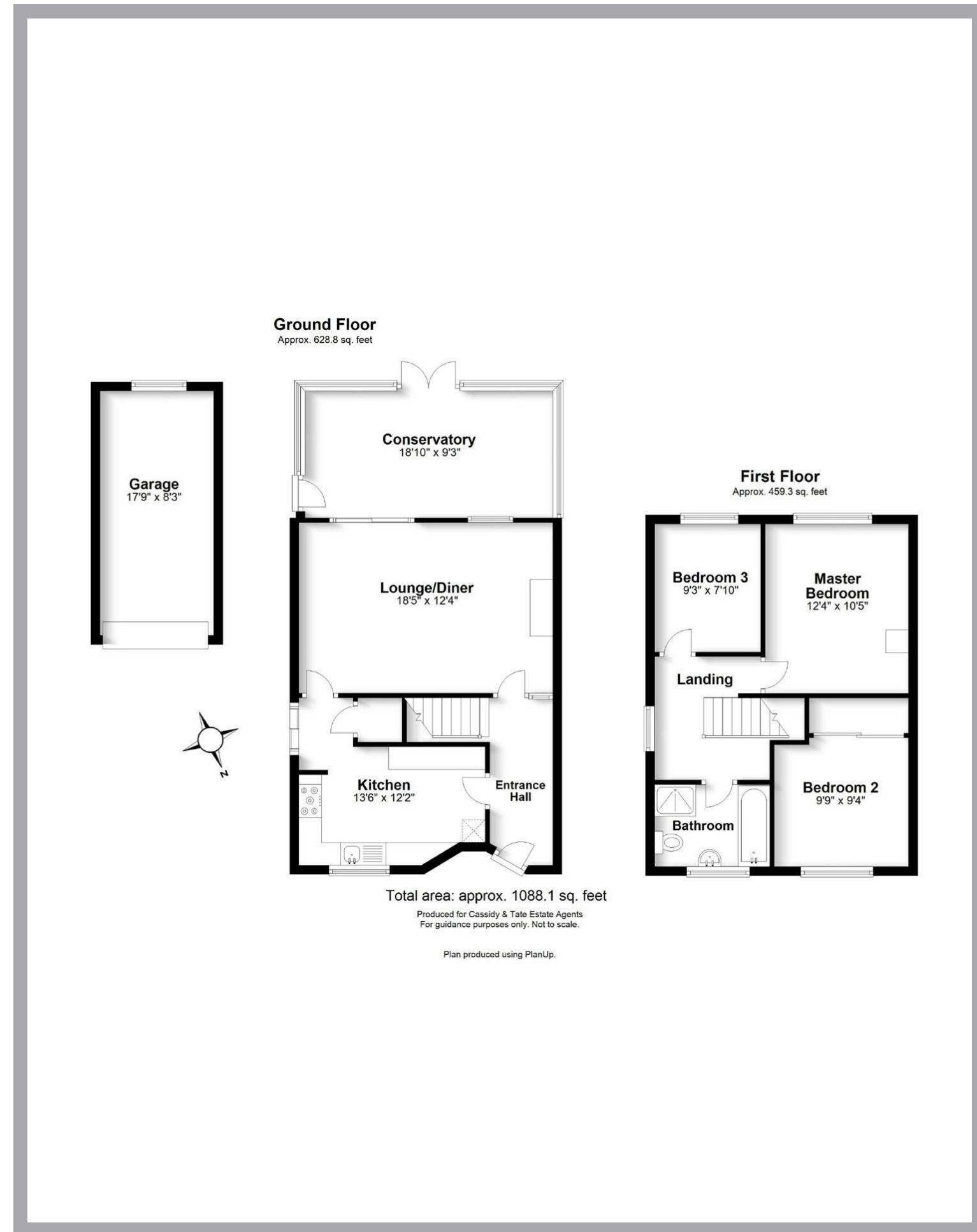
Award Winning Agency

THE CHEVERALLS
DUNSTABLE
LU6 3NH



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to offer for sale this three bedroom semi-detached property situated in a sought after area of South West Dunstable. The property offers flexible and well proportioned living accommodation as is, but has the potential to extend, subject to obtaining the relevant planning consents. Living spaces are presented in good decorative order throughout, and flow and connect with ease starting with an entrance hall, fitted kitchen, an 18ft lounge/diner with doors into a bright conservatory on the ground floor. Upstairs a family sized bathroom serves three good sized bedrooms. The conservatory is the base from which to move from inside to the lovely and private south facing rear garden. Mainly laid to level lawn with an extensive patio area, and shingle floral beds. To the front of the property is a garage and a driveway providing ample off road parking. The Cheveralls is located close to good local shopping amenities and sought after schools.



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



Cassidy&Tate

Specialists in Bespoke Properties

- Semi Detached Family Home
- Two Receptions
- South Facing Garden
- Scope Subject To Planning
- Three Bedrooms
- Family Bathroom
- Garage & Ample Parking
- Sought After Area

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	1	1
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	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

