

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

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

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

Cassidy  
& Tate  
Your Local Experts



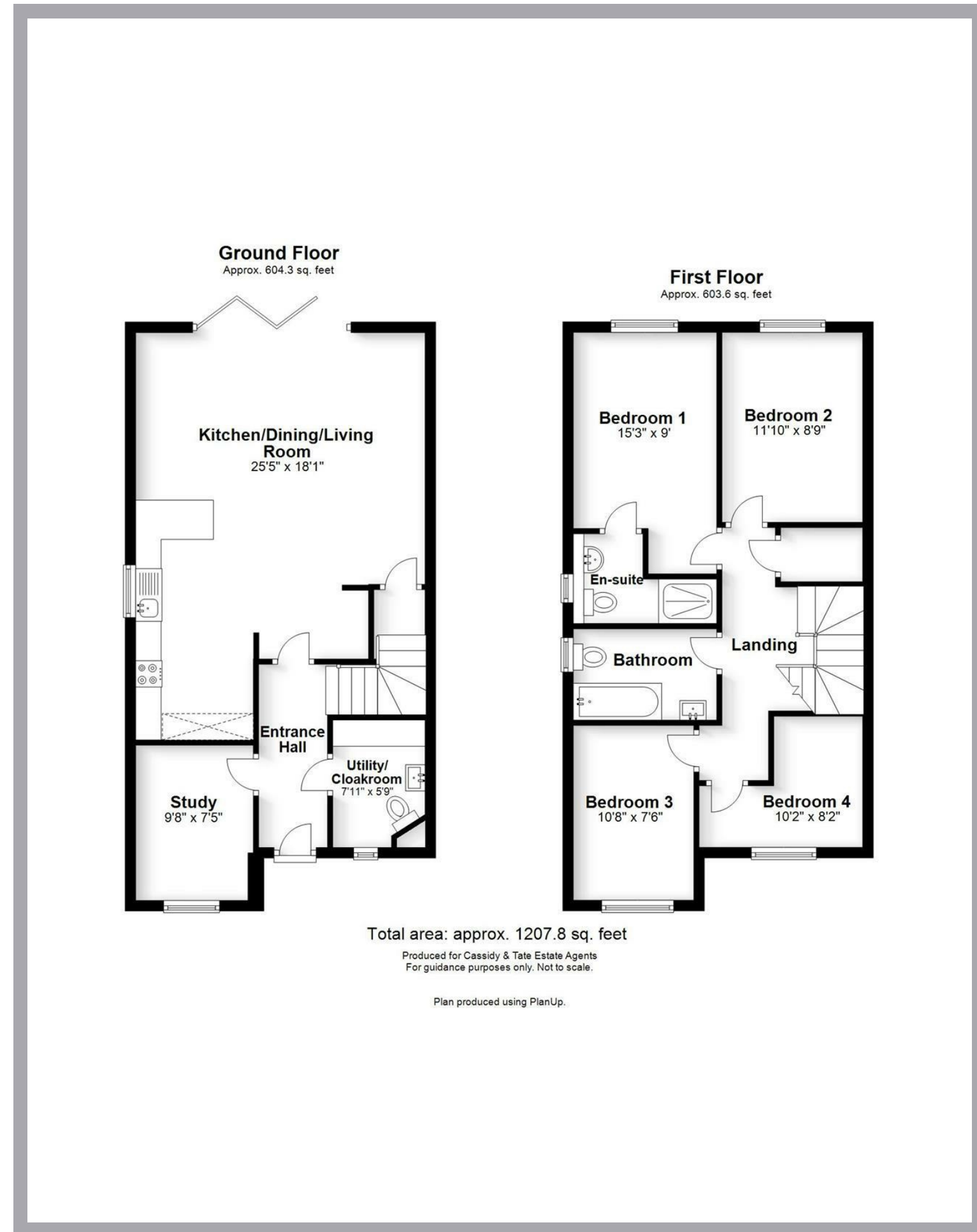
Award Winning Agency

SEWELL LANE  
DUNSTABLE  
LU6 1RP



## All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate Land & New Homes have the pleasure in offering to the market a brand new development of four contemporary and luxurious family homes. The development has been constructed by reputable builders Jaw Construction who have built an enviable reputation for creating quality homes and extensions. Set within an idyllic rural position in Sewell each property has a cleverly designed floorplan that comes complete with good quality inclusions and beautiful vistas. Lovely homes crafted and built with a modern touch that exudes comfortable living. The Kitchen is the heart of the home, and this couldn't be truer with its open plan kitchen, dining, and family area perfect for families or those with frequent guests in mind. Further features include a study, utility/cloakroom, en-suite to bedroom one and a family sized bathroom. The kitchen area is fitted with shaker style units complemented by quartz work top surfaces and 'Neff' integrated appliances. 'Porcelanosa' sanitaryware and tiles are being used in the bathroom, en-suite and cloakroom, all complemented by 'Hansgrohe' fittings. Internal doors will be oak, whilst the external door is a bi-folding doors that brings the outside in. Further benefits include CAT 5 E nest system, alarm and video entry and underfloor heating downstairs. Outside is a private enclosed rear garden as well as parking to the front. Sewell is a small rural settlement, but yet has the convenience and easy access to good transport links. This type of property would attract a local, but could draw the attention of a buyer/families looking to relocate to rural settings to enjoy the country air.



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



1	KITCHEN SHOWER STYLE	QUARTZ TOPS	Integrated Appliances			
2	NEST APPLIANCES	DISHWASHER	WASHING MACHINE	FRIIDGE FREEZER	COOKER HOOD	INDUCTION HOB
3	PORCELANOSA TILES	BATHROOM WALL	BATHROOM FLOOR	SPLASHBACKS		
4	PORCELANOSA FITTINGS	DRAWER UNITS	CONCEALED TOILETS	SHOWER SCREENS	BATHS	
5	HANGROUSE FITTINGS	SAFES	SHOWERS			
6	INTERNAL DOORS	SKIS				
7	EXTERNAL WINDOWS	BS	BLACK OUTLINE			
8	EXTERNAL DOORS	BS B1 FLOOR	REGULAR FRONT DOORS			
9	ELECTRICAL FITTINGS	SATEL CHIRGISH				
10	HEAT UNDERLOOR	NECO AIR STAYS				
11	SKAT 5/E	NEST SYSTEM	ALARM	VIDEO ENTRY		
12	Roof	Concrete roof tiles	Black Facia	Black guttering		

Cassidy&Tate

## Specialists in Bespoke Properties

- Brand New Development
- Private & Exclusive Site
- Four New Builds Phase One
- Starting At £450,000
- 10 Year Warranty
- Four Bedrooms
- Two Bathrooms
- Chain Free

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

