



## Mead Field Drive, Great Hallingbury, CM22 7FJ

- Brand New Home
  - Detached
- Four Double Bedrooms (potential for 5)
  - Two En Suites
    - Study
    - Utility Room
- Underfloor heating throughout ground floor (zoned)
  - Driveway & Garage

Under section 21 of the Estate Agents Act 1979 We are required to advise that the owner of this property is connected to or is employed by Noble Residential Limited.

**£725,000 - Freehold - Council Tax: Tbc as New Build**

# Mead Field Drive

Great Hallingbury, CM22 7FJ



## Entrance Hall

14'5 x 9'6 (4.39m x 2.90m)

Entrance door with full height double glazed windows to either side, under floor heating, under stairs cupboard, stairs to first floor.

## Ground Floor WC

Low level WC, wash hand basin, under floor heating.

## Study

10'11 x 7'5 (3.33m x 2.26m)

Double glazed window to front, under floor heating.

## Living Room

24' x 11' (7.32m x 3.35m)

Double glazed windows to front and side, double glazed French doors to rear, open plan to kitchen area, under floor heating.

## Kitchen Area

14'5 x 10'7 (4.39m x 3.23m)

Double glazed bi-fold doors to rear, wall and base units, island with sink and breakfast bar area, range of appliances included, under floor heating.

## Dining Area

11'3 x 8' (3.43m x 2.44m)

Double glazed French doors to rear, open plan to kitchen area, under floor heating.

## Utility Room

7'11 x 7'9 (2.41m x 2.36m)

Double glazed door to side, wall and base units, single drainer sink, plumbing for washing machine and space for tumble dryer, hot water system, under floor heating.

## Landing

Loft access, radiator.

## Bedroom One

24' x 11'1 narrowing to 10'2 (7.32m x 3.38m narrowing to 3.10m)

Double glazed French doors opening onto Juliette Balcony, radiator.

## En Suite

Frosted double glazed window to rear, low level WC, vanity wash hand basin, walk in shower enclosure, part tiled walls, heated towel rail.

## Bedroom Two

10'5 x 10'1 at max (3.18m x 3.07m at max)

Double glazed French doors opening onto Juliette Balcony, radiator.

## En Suite

Frosted double glazed window to rear, low level WC, vanity wash hand basin, walk in shower enclosure, part tiled walls, heated towel rail.

## Bedroom Three

11'9 x 11'1 (3.58m x 3.38m)

Two double glazed windows to front, radiator.

## Bedroom Four

10'3 x 9'7 (3.12m x 2.92m)

Double glazed window to front, radiator, cupboard.

## Bathroom

Frosted double glazed window to rear, low level WC, wash hand basin, panelled bath with shower over, part tiled walls, heated towel rail.

## Garden

Rear garden measuring 60' x 26' and side garden measuring 57' x 17'.

## Garage & Driveway

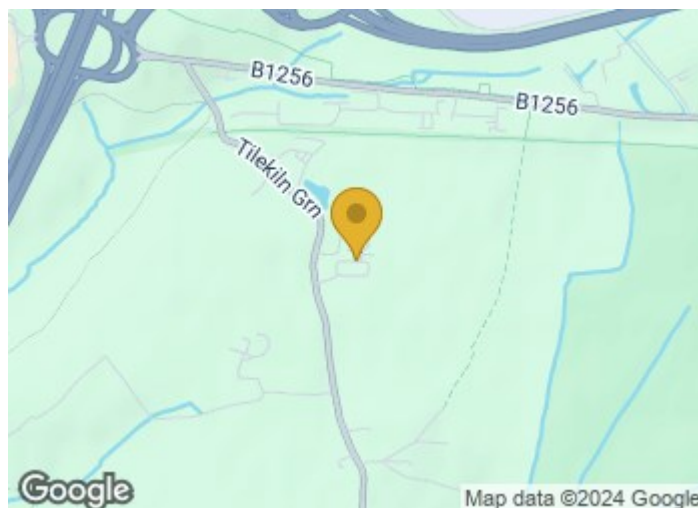
Detached garage with driveway.

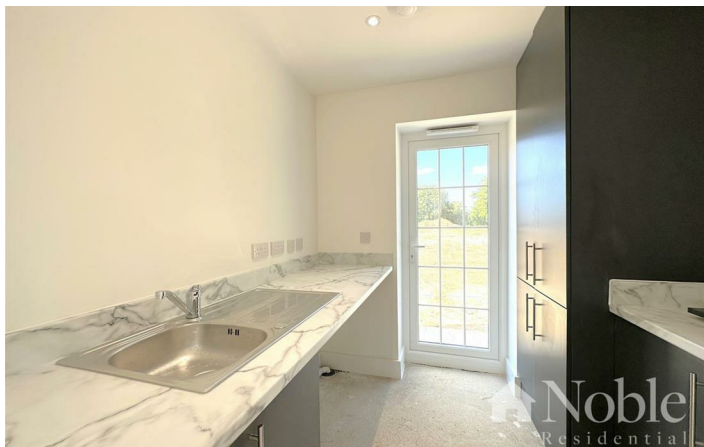
## Section 21

Under section 21 of the Estate Agents Act 1979 We are required to advise that the owner of this property is connected to or is employed by Noble Residential Limited.

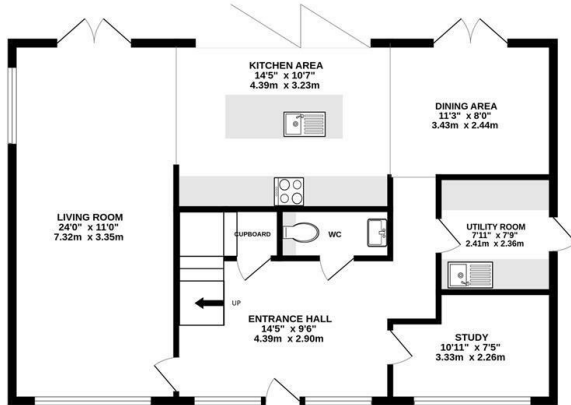
## Note

Please note the details and measurements provided are taken from a similar property as plot 15 is currently under construction and are therefore subject to change, in addition the photos used are of a similar house.

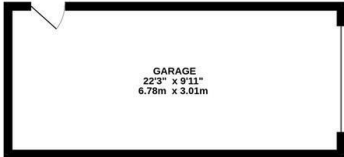
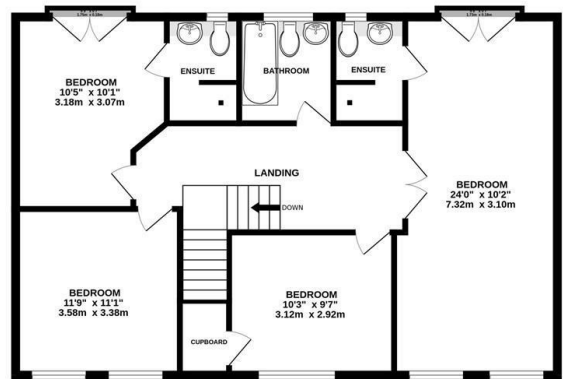




**GROUND FLOOR**  
861 sq.ft. (80.0 sq.m.) approx.



**1ST FLOOR**  
861 sq.ft. (80.0 sq.m.) approx.



**TOTAL FLOOR AREA: 1722 sq.ft. (160.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:  
Council Tax Band: New Build  
Tenure: Freehold

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	A	84	84	Very environmentally friendly - lower CO <sub>2</sub> emissions	A	86	86
(92 plus)	B			(92 plus)	B		
(81-91)	C			(81-91)	C		
(69-80)	D			(69-80)	D		
(55-68)	E			(55-68)	E		
(39-54)	F			(39-54)	F		
(21-38)	G			(21-38)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	