



Mead Field Drive, Great Hallingbury, CM22 7FJ

- Brand New Home
 - Detached
- Part Exchange Options Available*
- Five Double Bedrooms
 - Two En Suites
 - Study
 - Utility Room
- Underfloor Heating Throughout Ground Floor
 - Overlooking Farm Land to Rear
 - Driveway

• 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.

£625,000 - Freehold - Council Tax: tbc

Mead Field Drive

Bishop's Stortford, CM22 7FJ



Entrance Hall

14'2 x 7'10 (4.32m x 2.39m)

Entrance door, stairs to first floor, under stairs cupboard, underfloor heating.

Lounge

21'9 x 10'6 (6.63m x 3.20m)

Double glazed windows to front and side, double glazed French doors to rear, underfloor heating, open plan to kitchen/dining area.

Open Plan Kitchen/Breakfast Room

14'2 x 11'7 (4.32m x 3.53m)

Double glazed bi-folding doors to rear, underfloor heating, kitchen area includes wall and base units, island with units under and sink, electric hob, two ovens, extractor, integrated dishwasher and fridge freezer, open plan to reception room.

Dining Area

10'3 x 9'1 (3.12m x 2.77m)

Double glazed French doors to rear, underfloor heating.

Study

10'3 x 7'6 (3.12m x 2.29m)

Two double glazed windows to front, underfloor heating.

Utility Room

10'4 x 6'4 (3.15m x 1.93m)

Double glazed door to side, fitted units, plumbing for washing machine, stainless steel single drainer sink, underfloor heating.

Ground Floor WC

Low level WC, wash hand basin, underfloor heating.

Landing

Loft access, radiator.

Bedroom One

15'5 x 10'7 at max (4.70m x 3.23m at max)

Double glazed window to rear, radiator.

En suite

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

Bedroom Two

12'11 x 9'5 (3.94m x 2.87m)

Double glazed window to rear, radiator.

En suite

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

Bedroom Three

10'5 x 10'5 (3.18m x 3.18m)

Two double glazed windows to front, radiator.

Bedroom Four

10'10 x 7'11 (3.30m x 2.41m)

Double glazed window to front, radiator, cupboard.

Bedroom Five

10'1 x 7'11 (3.07m x 2.41m)

Two double glazed windows to front, radiator.

Bathroom

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

Garden

approx 48' x 27' (approx 14.63m x 8.23m)

Side pedestrian access, patio area, outside lighting and tap.

Driveway

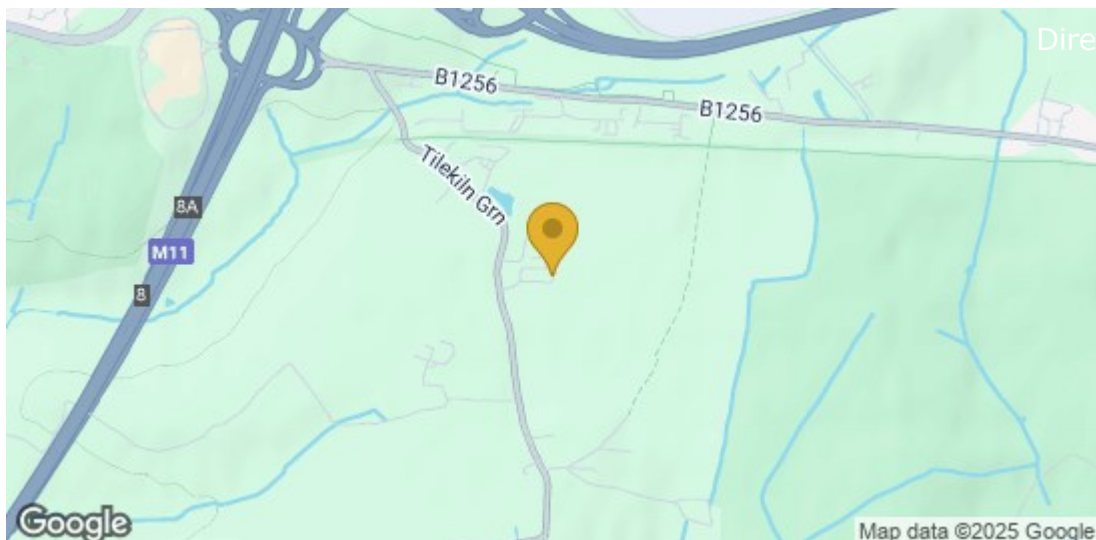
Driveway to front of property.

Section 21 Notice

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.

*Part Exchange

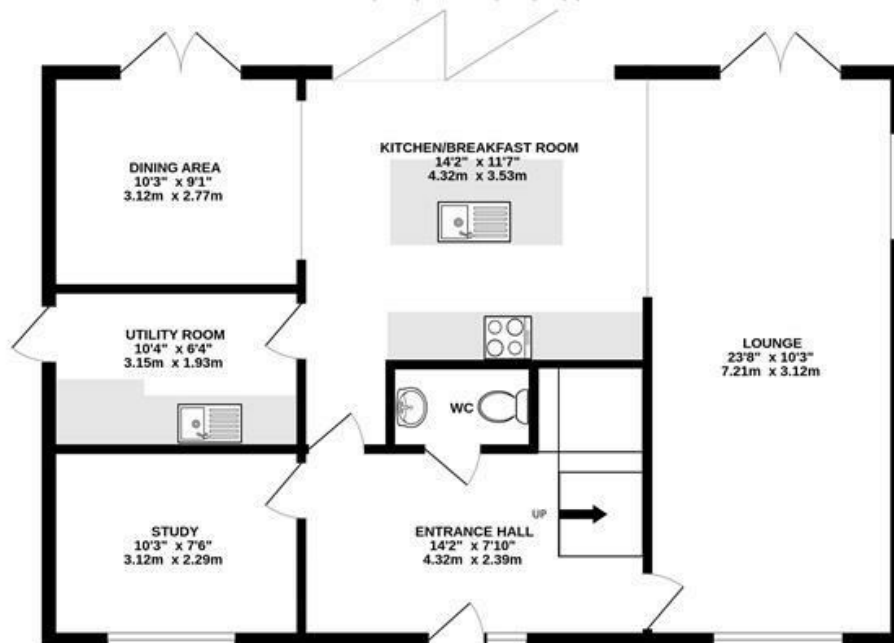
Part exchange will be considered by the builders but will be dependent on the proposed properties value and location, for more information please speak to any of the sales team.





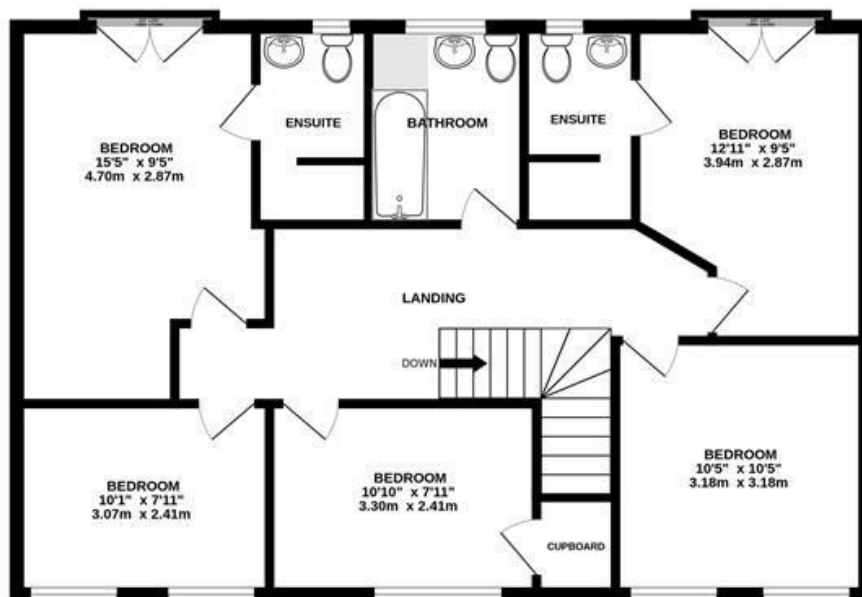
GROUND FLOOR

806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR

806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA: 1612 sq.ft. (149.8 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.
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Material Information:
Council Tax Band: New Build
Tenure: Freehold

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
	85	85		86	86