



## Start Hill, Great Hallingbury, CM22 7TG

- Available Immediately
- Brand New House
- Semi Detached
- Three Bedrooms
- Designer Porcelanosa Bathrooms
- MVHR (Mechanical Ventilation with Heat Recovery)
  - Under Floor Heating
  - Electric Charging Point
  - Air Source Heat Pump
- Triple Glazed Windows Throughout

**£2,400 PCM (per calendar month) Council - Tax Band: tbc New Build**  
**Holding deposit equal to one weeks rent**  
**Security deposit equal to five weeks rent**

# Start Hill

Bishops Stortford, CM22 7TG



## Entrance Hall

Entrance door, frosted triple glazed window to front, stairs to first floor, spot lights, luxury vinyl tile (LVT) flooring with underfloor heating .

## Ground Floor WC

Frosted triple glazed window to front, low level WC, vanity wash hand basin, spot lights, part tiled walls, tiled flooring with underfloor heating.

## Reception Room

16'2 x 14'10 (4.93m x 4.52m )

Triple glazed Bi-Folding doors to rear, triple glazed window to side., cupboard housing hot water system, spot lights, luxury vinyl tile (LVT) flooring with underfloor heating.

## Kitchen Area

11'6 x 8'1 (3.51m x 2.46m)

Open plan to reception room, range of fitted wall and base units, sink, electric hob, oven, extractor, microwave, fridge freezer, dishwasher, washing machine, spot lights, luxury vinyl tile (LVT) flooring with underfloor heating.

## Frist Floor Landing

Stairs to second and ground floor, spot lights, carpet with underfloor heating.

## Bedroom Two

11'6 x 8'1 (3.51m x 2.46m)

Triple glazed window to rear, spot lights, carpet with underfloor heating.

## Bedroom Three

14' x 10'8 narrowing to 6'9 (4.27m x 3.25m narrowing to 2.06m)

Triple glazed window to side, spot lights, carpet with underfloor heating.

## Bathroom

Frosted triple glazed window to side, low level WC, vanity wash hand basin, bath with rainfall shower head, heated towel rail, spot lights, tiled walls, tiled flooring with underfloor heating.

## Second Floor Landing

Sky light to rear, vaulted ceiling, carpet with underfloor heating.

## Bedroom One

14'4 x 11'4 (4.37m x 3.45m)

Triple glazed window to rear, vaulted ceiling, carpet with underfloor heating.

## En-Suite

Frosted triple glazed window to front, low level WC, twin wash hand basin, walk in shower enclosure with rainfall shower head, heated towel rail, two eaves storage cupboards, tiled walls, tiled flooring with underfloor heating.

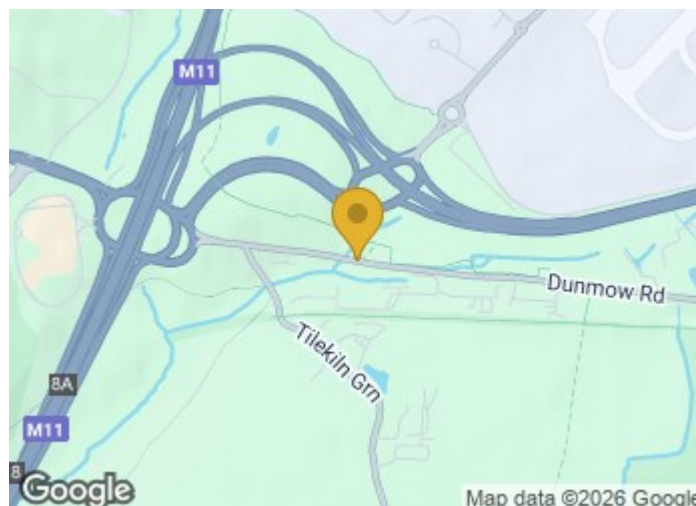
## Garden

35' (10.67m)

Side pedestrian access, patio, lawn, outside tap, power and light.

## Parking

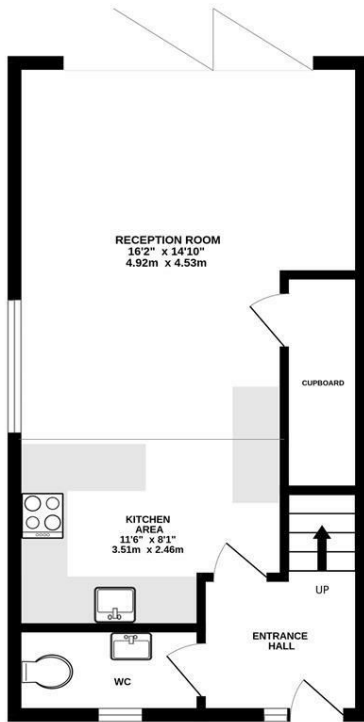
Two allocated parking spaces, electric charging point.



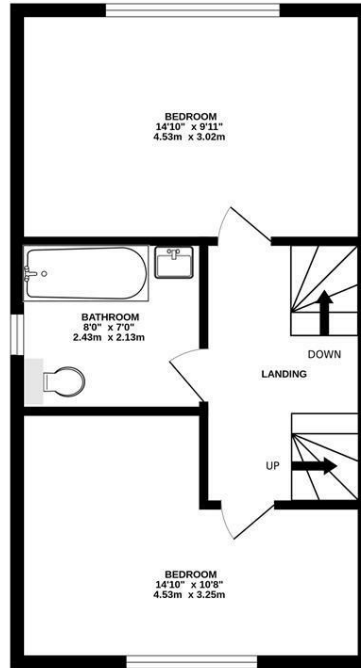




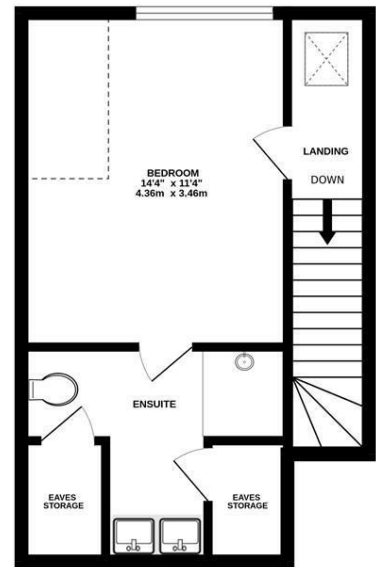
GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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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#### Tenant Fees:

Holding deposit is one week's rent  
Tenancy deposit is five weeks' rent.

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			
England & Wales		EU Directive 2002/91/EC	82 82

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