



Mead Field Drive, Great Hallingbury CM22 7FJ

- Part Exchange Available
- Stamp Duty Incentives available
 - Brand New Home
 - Detached
- Five Double Bedrooms
 - Two En Suites
 - Study
 - Utility Room
- Underfloor heating throughout ground floor (zoned)
 - Overlooking Farm Land to Rear
 - Driveway
- Choice of Flooring Available
- Immediate Completion Available
- Landscaping Options Available

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

£699,995

Mead Field Drive

Great Hallingbury, CM22 7FJ



Entrance Hall

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

Ground Floor WC

Low level WC, wash hand basin, underfloor heating.

Study

10'4 x 8'5 (3.15m x 2.57m)

Two double glazed windows to front, underfloor heating.

Utility Room

9'9 x 5'10 (2.97m x 1.78m)

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

Open Plan Kitchen/Dining Area

24'8 x 13'2 narrowing to 7'2 (7.52m x 4.01m narrowing to 2.18m)

Double glazed bi-folding doors to rear, double glazed French 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.

Reception Room

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

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

Landing

Loft access, radiator.

Bedroom One

11'7 x 10'4 (3.53m x 3.15m)

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

10'4 x 11'1 (3.15m x 3.38m)

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

11'4 x 10'4 (3.45m x 3.15m)

Two double glazed windows to front, radiator.

Bedroom Four

10'10 x 8'2 (3.30m x 2.49m)

Double glazed window to front, radiator, cupboard.

Bedroom Five

10'4 x 9'8 (3.15m x 2.95m)

Two double glazed windows to front, radiator.

Bathroom

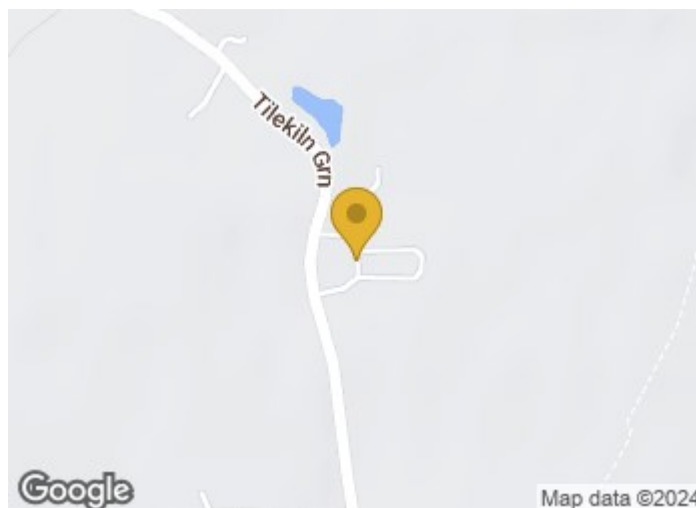
Frosted double glazed window to rear, panelled bath with shower over, low level WC, vanity hand wash basin, part tiled walls, heated towel rail.

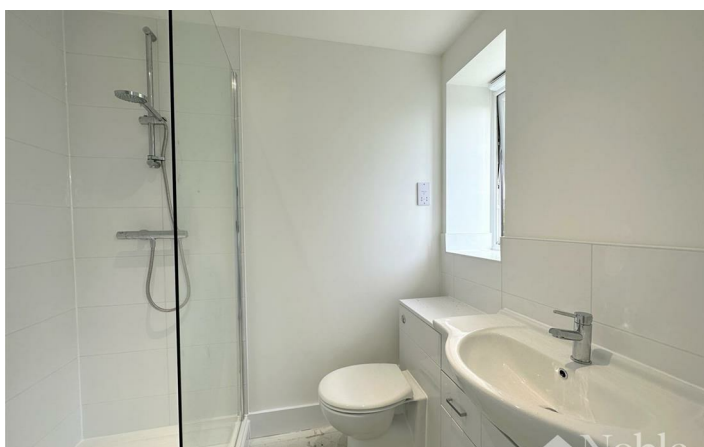
Garden

Side pedestrian access to both sides, patio area, outside lighting and tap.

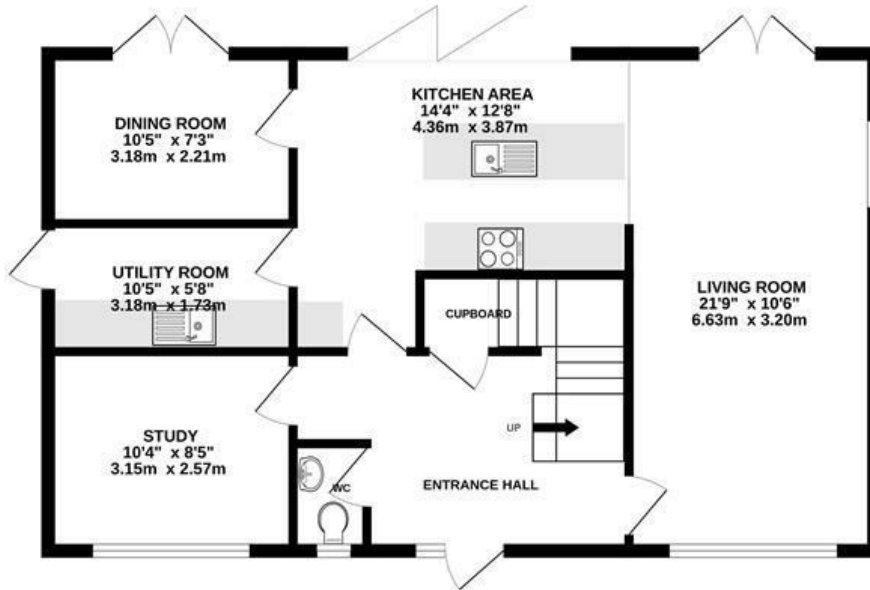
Driveway

Driveway to front of property.

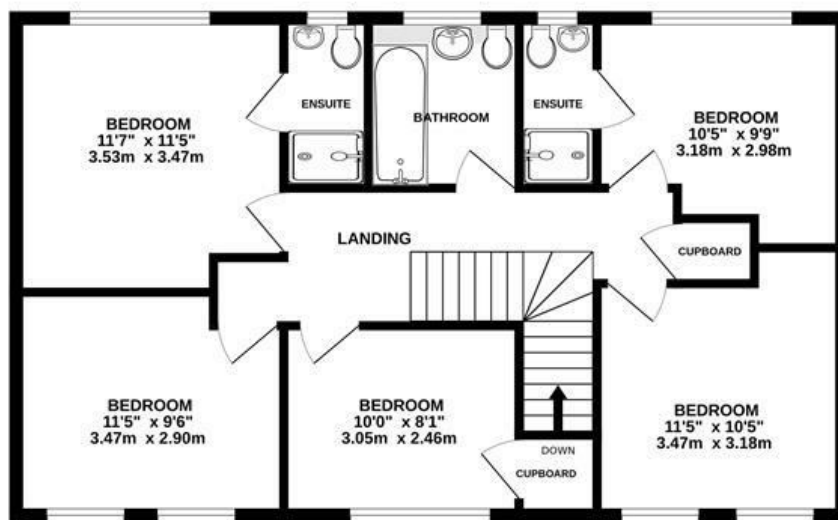




GROUND FLOOR
744 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
744 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 1489 sq.ft. (138.3 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

