



## 33 MEAD FIELD DRIVE

Great Hallingbury, Bishop's Stortford, CM22 7FJ

£500,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Three Bedroom Detached
- Under Floor Heating via Air Source Heat Pump
- Driveway Parking to the side
- Garden with Summerhouse - needing completing
- Well Fitted Kitchen
- Popular Modern Development
- Master Bedroom with Dressing Room and En Suite
- Ground Floor Cloakroom





## Property Description

### THE PROPERTY

Modern three bedroom property well situated within this popular modern development which is surrounded by countryside yet within easy access to Bishop's Stortford and the M11.

The property is situated on Mead Field Drive, an attractive and recently built development whilst being surrounded within the village by a mix of historic Tudor homes and modern architecture reflecting the charm of Great Hallingbury. The property has the added benefit of being just a short drive to the M11 and Bishops Stortford providing easy access to London, Stansted Airport and Cambridge.

Property Information

Freehold

Council Tax Band - E

EPC - B

Air Source Heat Pump

### THE LOCATION

Constructed a few years ago in a popular residential road giving easy access, in less than 5 minutes, to the M11 which leads on to London, Cambridge and Stansted Airport.

The property is just a short drive to the popular town of Bishop's Stortford with its mainline train station serving London Liverpool Street and Cambridge, shops for all your day-to-day needs, schools, recreational facilities, restaurants and public houses.

The property is also within easy access to Hatfield Forest.

### RECEPTION HALL

### LOUNGE

21' 0" x 9' 4" (6.42m x 2.87m)

### CLOAKROOM

### KITCHEN/LIVING AREA

17' 2" x 21' 0" (5.25m x 6.42 max m)

## LANDING

### BEDROOM 1

13' 5" x 12' 4" (4.10m x 3.77m)

### DRESSING ROOM

### EN SUITE

### BEDROOM 2

12' 7" x 9' 4" (3.85m x 2.86m)

### BEDROOM 3

11' 2" x 8' 10" (3.42m x 2.71m)

## BATHROOM

### OUTSIDE

The property has driveway parking with a gate leading to the rear garden. The property benefits from a part constructed summer house which would make a super addition.







## COUNCIL TAX BAND

Tax band E

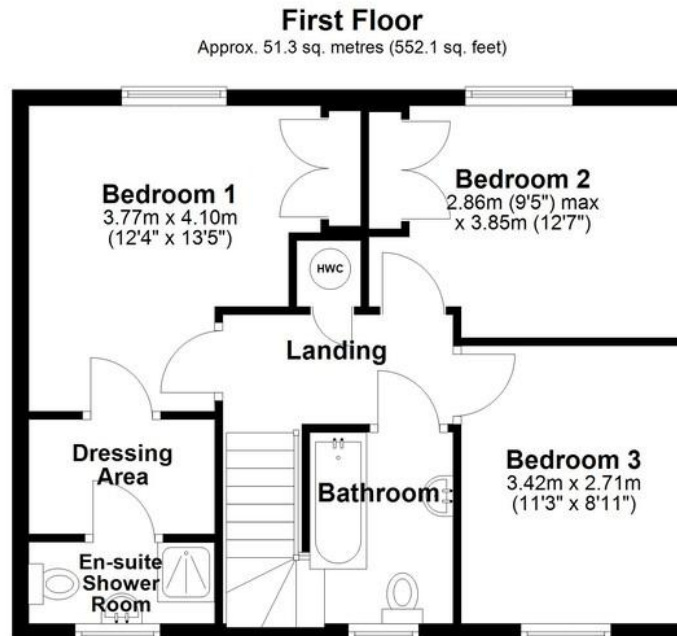
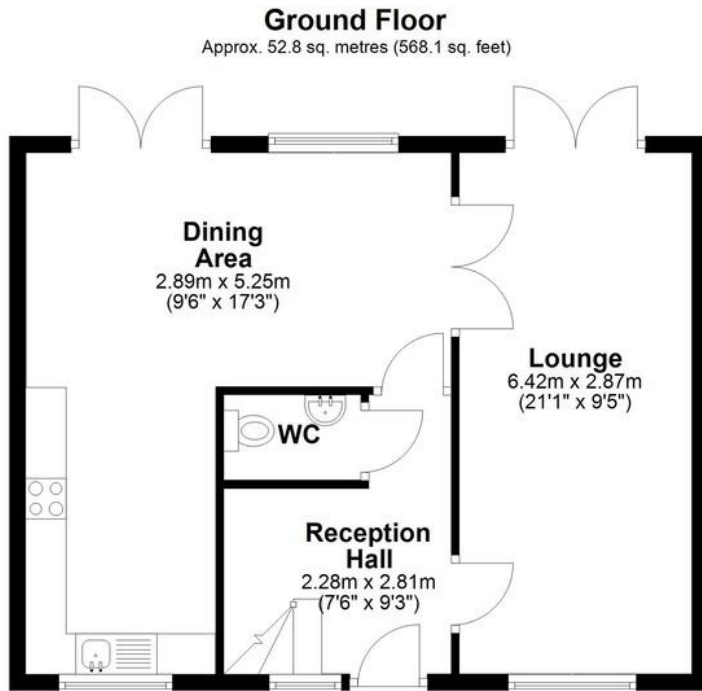
## TENURE

Freehold

## LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Total area: approx. 104.1 sq. metres (1120.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		114 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

JAMES&CO

4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

