



## Start Hill, Great Hallingbury, CM22 7TG

- Brand New House
- Available for Immediate Completion
  - Set Over Three Floors
  - Detached
  - Four Bedrooms
- Designer Porcelanosa Bathrooms
- MVHR (Mechanical Ventilation with Heat Recovery)
  - Under Floor Heating
  - Electric Charging Point
  - Air Source Heat Pump
- Triple Glazed Windows Throughout

**£700,000 - Freehold - Council Tax: New Build**

# 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

Low level WC, vanity wash hand basin, cupboard housing hot water system, spot lights, part tiled walls, tiled flooring with underfloor heating.

## Utility Room

Plumbing for washing machine, wall and base units, spot lights, luxury vinyl tile (LVT) flooring with under floor heating.

## Reception Room

21'2 x 12'9 (6.45m x 3.89m )

Triple glazed Bi Folding doors to rear, triple glazed window to side, spot lights, luxury vinyl tile (LVT) flooring with underfloor heating. Open plan to Kitchen area.

## Kitchen Area

14'1 x 9'9 (4.29m x 2.97m )

Triple glazed window to front, two triple glazed windows to either side, range of fitted wall and base units, sink, oven, island with electric hob and breakfast bar and units under, range of fitted appliances including microwave, fridge freezer and dishwasher. Spot lights, luxury vinyl tile (LVT) flooring with underfloor heating. Open plan to reception room.

## First Floor Landing

20'7 x 8'3 (6.27m x 2.51m)

Triple glazed window to side, stairs to ground and second floor, spot lights, carpet with underfloor heating.

## Bedroom Two

12'9 x 10' (3.89m x 3.05m)

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

## Bedroom Three

12'9 x 9'8 (3.89m x 2.95m )

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

## Bedroom Four

7'5 x 10'4 (2.26m x 3.15m )

Triple glazed windows to front and side, spot lights, carpet with underfloor heating.

## Bathroom

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

## Second Floor Landing

10'7 x 8'3 (3.23m x 2.51m)

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

## Bedroom One

22'10 x 12'9 (6.96m x 3.89m )

Triple glazed windows to side and rear, eaves storage cupboards, spot lights, carpet with underfloor heating.

## En-Suite

9'9 x 7'7 (2.97m x 2.31m )

Frosted triple glazed windows to front and side, low level WC, vanity wash hand basin, walk in shower enclosure with rainfall shower head, heated towel rail, part tiled walls, tiled flooring with underfloor heating.

## Garden

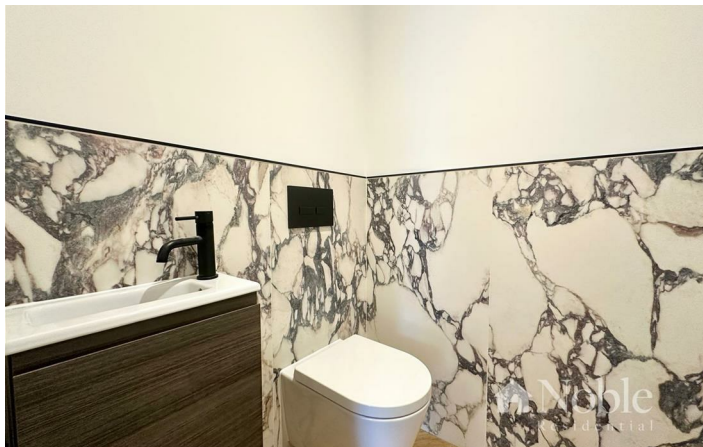
35' (10.67m)

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

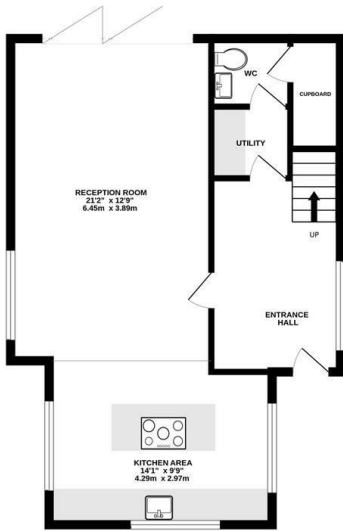
## Parking

Parking for two cars with electric charging point.

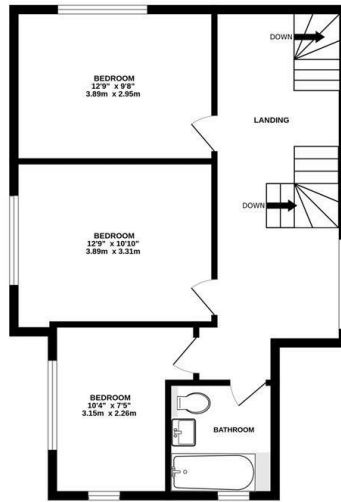




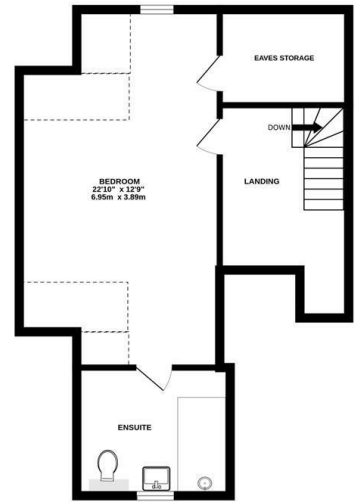
GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



2ND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.1 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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Material Information:  
Council Tax Band: New Build  
Tenure: Freehold

