



Start Hill, Great Hallingbury, CM22 7TG

- 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

£550,000 - Freehold - Council Tax: tbc as New Build

Start Hill

Bishops Stortford, CM22 7TG



Entrance Hall

Entrance door, frosted triple glazed windows 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.

Lounge

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

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

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

First Floor Landing

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

Bedroom Two

14'10 x 10' (4.52m x 3.05m)

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

Bedroom Three

14'10 x 10'8 narrowing to 6'8 (4.52m x 3.25m narrowing to 2.03m)

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

Triple glazed sky lights,, vaulted ceiling, carpet with underfloor heating.

Bedroom One

14'10 x 11'5 (4.52m x 3.48m)

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.

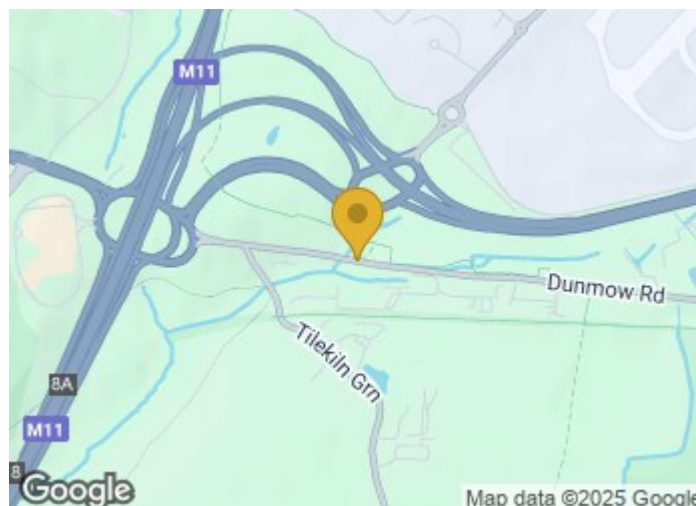
Garden

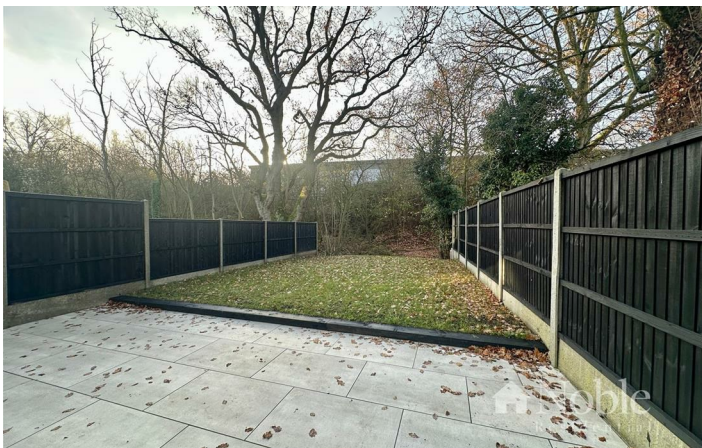
35' (10.67m)

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

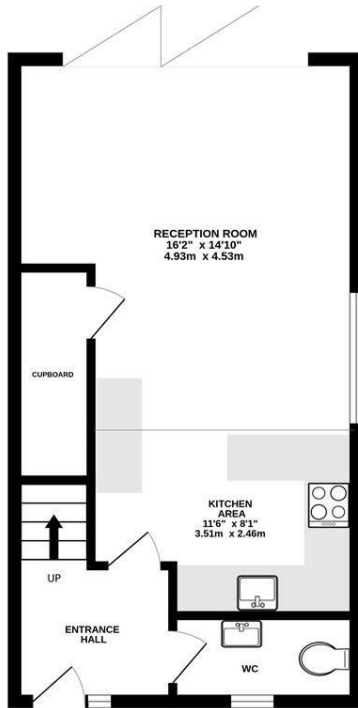
Parking

Two allocated parking spaces, electric charging point.

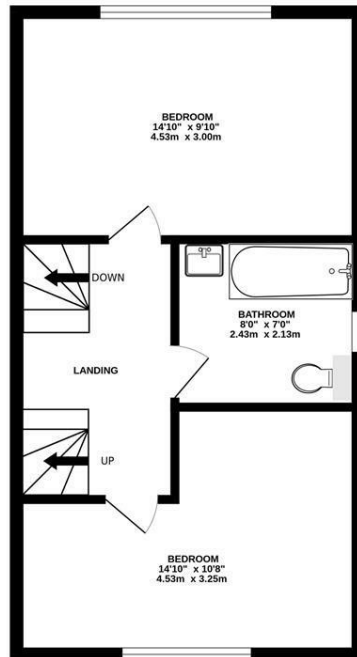




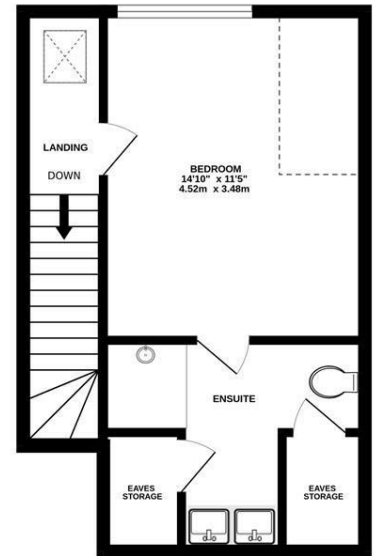
GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



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