



Mead Field Drive, Great Hallingbury, CM22 7LF

*** 5% Deposit Contribution Available *** *** Stamp Duty Incentives Available ***

Guide Price £550,000 - £575,000 A Brand new four bedroom detached house set within a semi rural location on a small development totaling only 35 properties, the accommodation includes entrance hall, ground floor WC, an open plan kitchen/dining area, lounge, four bedrooms, two ensuite shower rooms and bathroom. Externally there is a driveway and garage.

Mead Field Drive is perfectly located if you use transport links for work or pleasure; with Stansted airport just a short 10 minute drive away and the M11 and M25 in close proximity, making London a convenient distance away. The new homes will combine modern living and comfort with an idyllic location.

Under section 21 of the Estate Agents Act 1979 We are required to advise that the owner of this property is connected to or

is employed by Noble Residential Limited

Guide Price £550,000 - £575,000 Freehold - Council Tax: New Build

Mead Field Drive

Bishops Stortford, CM22 7FJ



Entrance Hall

Entrance door, double glazed widow to front, underfloor heating, stairs to first floor, under stairs cupboard, door to garage.

Ground Floor WC

Underfloor heating, low level WC, pedestal wash hand basin.

Kitchen/Diner

22'7 x 11'5 (6.88m x 3.48m)
Double glazed window to front and side, underfloor heating, wall and base units, single drainer sink, electric oven, hob and extractor, integrated fridge freezer, washing machine and dishwasher.

Lounge

19'6 x 11'5 (5.94m x 3.48m)
Two sets of double glazed French doors to rear, double glazed window to side, underfloor heating.

Landing

Loft access.

Bedroom One

16'1 x 13'9 at max (4.90m x 4.19m at max)
Double glazed window to front, radiator

Ensuite

Frosted double glazed window to front, shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls.

Bedroom Two

10'11 x 10'2 (3.33m x 3.10m)
Double glazed window to rear, radiator.

Ensuite

Shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls.

Bedroom Three

18'1 x 10'4 (5.51m x 3.15m)
Double glazed windows to front and rear, two radiators.

Bedroom Four

15'10 x 8'4 (4.83m x 2.54m)
Double glazed window to rear, radiator.

Bathroom

Frosted double glazed window to side, panelled bath, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls.

Garden

41' x 20' at max (12.50m x 6.10m at max)
Side pedestrian access, patio, lawn to be seeded, outside tap and power point.

Driveway and Garage

22'8 x 9'8 (garage) (6.91m x 2.95m (garage))
Block paved driveway to front for two cars and integral garage with power and light.

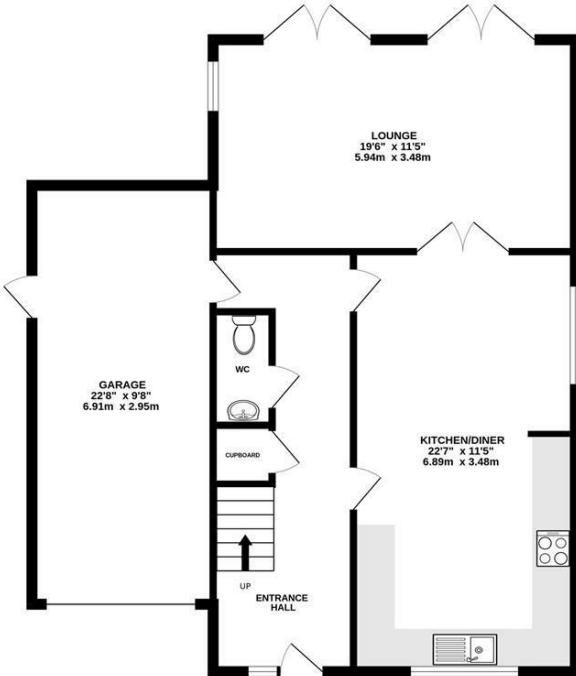
Section 21 Notice

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

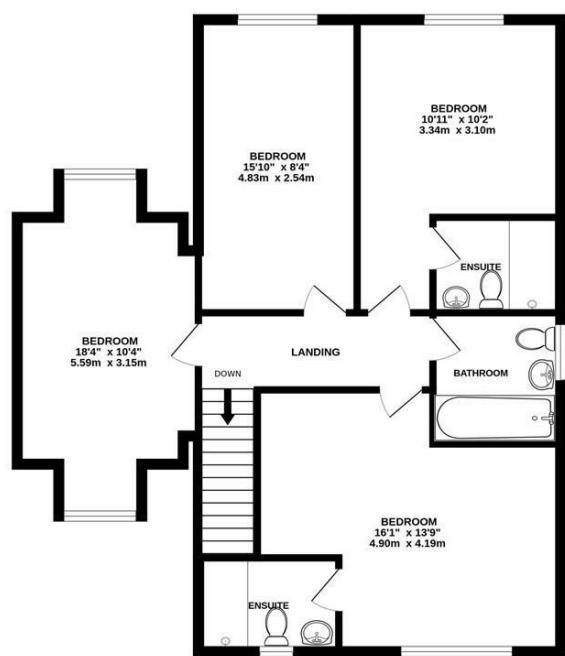




GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 1695 sq.ft. (157.5 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.

Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:

Council Tax Band: New Build

Tenure: Freehold

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			

England & Wales EU Directive 2002/91/EC