



Mead Field Drive, Great Hallingbury, CM22 7FJ

- Guide Price £625,000 - £650,000
 - Brand New Home
 - Detached
 - Five Double Bedrooms
 - Study
 - Utility Room
 - Underfloor heating throughout ground floor (zoned)
 - Driveway

• 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 £625,000 - £650,000 - Freehold - Council Tax: New Build TBC

Mead Field Drive

Great Hallingbury, CM22 7FJ



Entrance Hall

14'5 x 9'4 (4.39m x 2.84m)

Entrance door with full height double glazed windows to either side, under floor heating, under stairs cupboard, stairs to first floor.

Ground Floor WC

Low level WC, wash hand basin, under floor heating.

Study

11'1 x 7'4 (3.38m x 2.24m)

Double glazed window to front, under floor heating.

Living Room

24' x 10'11 (7.32m x 3.33m)

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

Kitchen Area

14'5 x 10'6 (4.39m x 3.20m)

Double glazed bi-fold doors to rear, wall and base units, island with sink and breakfast bar area, range of appliances included, under floor heating.

Dining Area

11' x 7'10 (3.35m x 2.39m)

Double glazed French doors to rear, open plan to kitchen area, under floor heating.

Utility Room

8'1 x 7'7 (2.46m x 2.31m)

Double glazed door to side, wall and base units, single drainer sink, plumbing for washing machine and space for tumble dryer, hot water system, under floor heating.

Landing

Loft access, radiator.

Bedroom One

14'4 x 10'2 (4.37m x 3.10m)

Double glazed French doors opening onto Juliette Balcony, radiator.

En Suite

Frosted double glazed window to rear, low level

WC, vanity wash hand basin, walk in shower enclosure, part tiled walls, heated towel rail.

Bedroom Two

12'3 x 10'2 at max (3.73m x 3.10m at max)

Double glazed French doors opening onto Juliette Balcony, radiator.

En Suite

Frosted double glazed window to rear, low level WC, vanity wash hand basin, walk in shower enclosure, part tiled walls, heated towel rail.

Bedroom Three

11'5 x 11'1 (3.48m x 3.38m)

Two double glazed windows to front, radiator.

Bedroom Four

11' x 9'5 (3.35m x 2.87m)

Double glazed window to front, radiator, cupboard.

Bedroom Five

10'10 x 9'4 (3.30m x 2.84m)

Two double glazed windows to front, radiator.

Bathroom

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

Garden

44' x 28' (13.41m x 8.53m)

Side pedestrian access, patio area, lawn, outside tap, power and lighting.

Driveway

Driveway to front.

Section 21

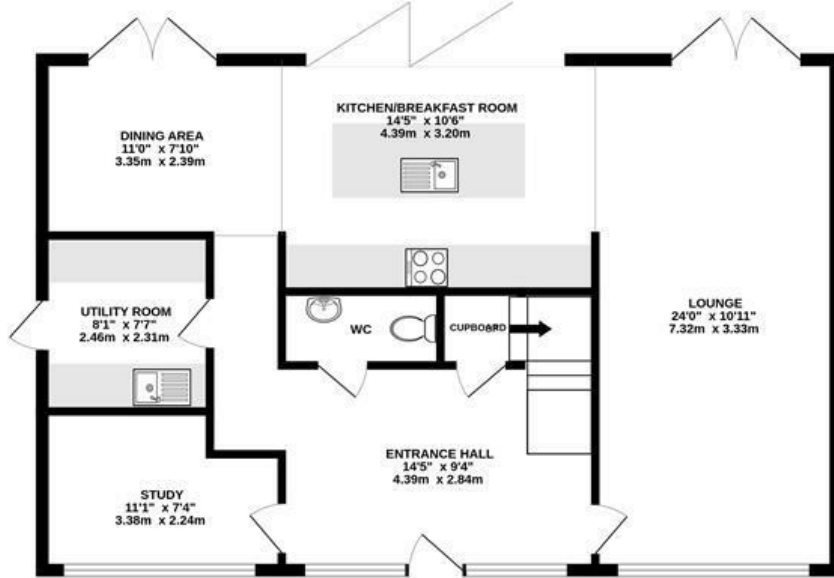
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*Part Exchange

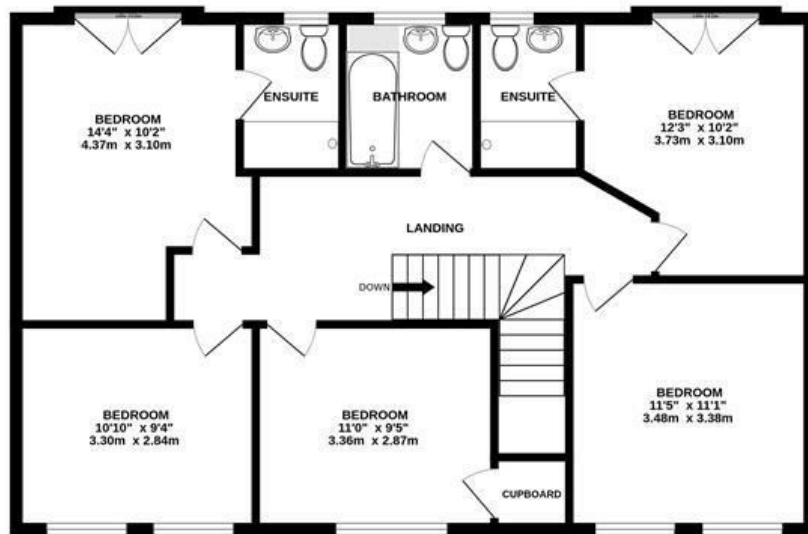
Part exchange will be considered by the builders but will be dependent on the proposed properties value and location, for more information please speak to any of the sales team.



GROUND FLOOR
865 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR
865 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA: 1729 sq.ft. (160.6 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		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	