Noble
Residential

Start Hill, Great Hallingbury, CM22 7TG

- Recently Built House
- 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
- Available Immediately

£3,000 PCM (per calendar month) - Council Tax Band: G
Holding deposit equal to one weeks rent
Security deposit equal to five weeks rent

Start Hill

Bishops Stortford, CM22 7TG

4 3 1 B

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.

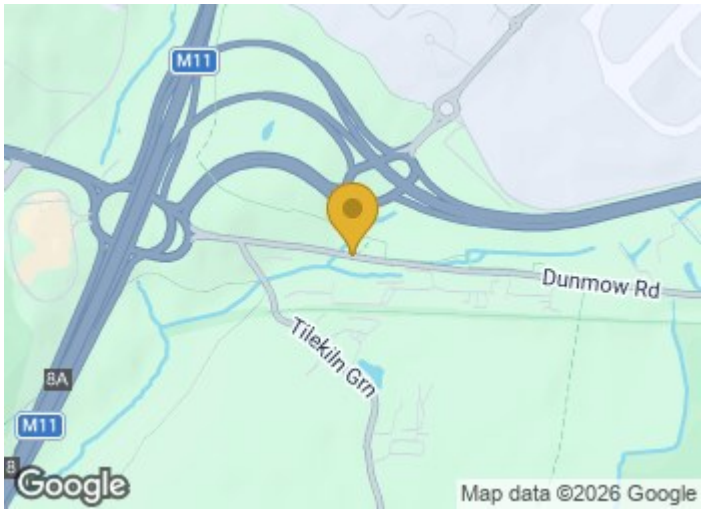
Second Floor Landing
10'7 x 8'3 (3.23m x 2.51m)
Triple glazed window to side, spot lights, carpet with underfloor heating.

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.



Noble
Residential

Noble
Residential

Noble
Residential

Noble
Residential

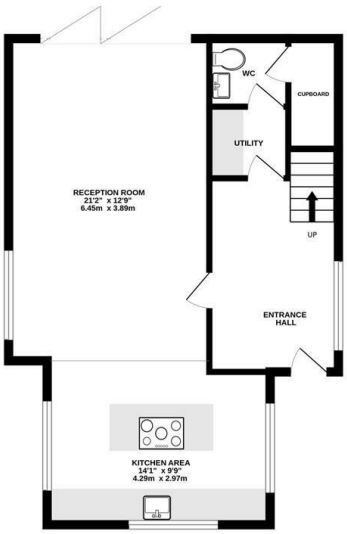
Noble
Residential

Noble
Residential

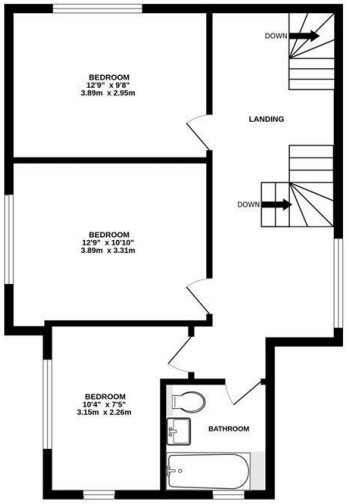
Noble
Residential

Noble
Residential

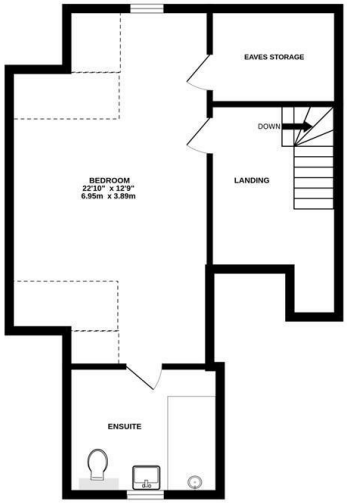
GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



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



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

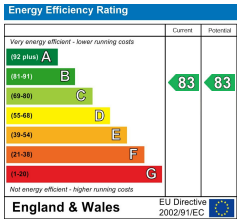


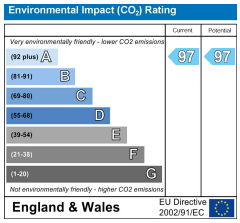
TOTAL FLOOR AREA : 1658 sq.ft. (154.1 sq.m.) approx.

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.
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. Interested parties 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.

Tenant Fees:
Holding deposit is one week's rent
Tenancy deposit is five weeks' rent.





168 – 170 Hornchurch Road, Hornchurch, Essex, RM11 1QH
T: 01708 963 063 E: sales@nobleresidential.co.uk W: www.nobleresidential.co.uk