



## Mead Field Drive, Great Hallingbury, CM22 7FJ

- Brand New Home
  - Detached
- Part Exchange Options Available\*
- Five Double Bedrooms
  - Two En Suites
  - Study
  - Utility Room
- Underfloor Heating Throughout Ground Floor
  - Overlooking Farm Land to Rear
  - 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.

**£650,000 - Freehold - Council Tax: tbc**

# Mead Field Drive

Bishop's Stortford, CM22 7FJ



Please note: The measurements and photos used are taken from a similar property so the exact measurements for this plot may differ slightly. In addition the photos used for the marketing are of a similar property as plot 16 is currently under construction.

## Entrance Hall

14'2 x 7'10 (4.32m x 2.39m)

Entrance door, stairs to first floor, under stairs cupboard, underfloor heating.

## Lounge

21'9 x 10'6 (6.63m x 3.20m)

Double glazed windows to front and side, double glazed French doors to rear, underfloor heating, open plan to kitchen/dining area.

## Open Plan Kitchen/Breakfast Room

14'2 x 11'7 (4.32m x 3.53m)

Double glazed bi-folding doors to rear, underfloor heating, kitchen area includes wall and base units, island with units under and sink, electric hob, two ovens, extractor, integrated dishwasher and fridge freezer, open plan to reception room.

## Dining Area

10'3 x 9'1 (3.12m x 2.77m)

Double glazed French doors to rear, underfloor heating.

## Study

10'3 x 7'6 (3.12m x 2.29m)

Two double glazed windows to front, underfloor heating.

## Utility Room

10'4 x 6'4 (3.15m x 1.93m)

Double glazed door to side, fitted units, plumbing for washing machine, stainless steel single drainer sink, underfloor heating.

## Ground Floor WC

Low level WC, wash hand basin, underfloor heating.

## Landing

Loft access, radiator.

## Bedroom One

15'5 x 10'7 at max (4.70m x 3.23m at max)

Double glazed window to rear, radiator.

## En suite

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

## Bedroom Two

12'11 x 9'5 (3.94m x 2.87m)

Double glazed window to rear, radiator.

## En suite

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

## Bedroom Three

10'5 x 10'5 (3.18m x 3.18m)

Two double glazed windows to front, radiator.

## Bedroom Four

10'10 x 7'11 (3.30m x 2.41m)

Double glazed window to front, radiator, cupboard.

## Bedroom Five

10'1 x 7'11 (3.07m x 2.41m)

Two double glazed windows to front, radiator.

## Bathroom

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

## Garden

approx 48' x 27' (approx 14.63m x 8.23m)

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

## Driveway

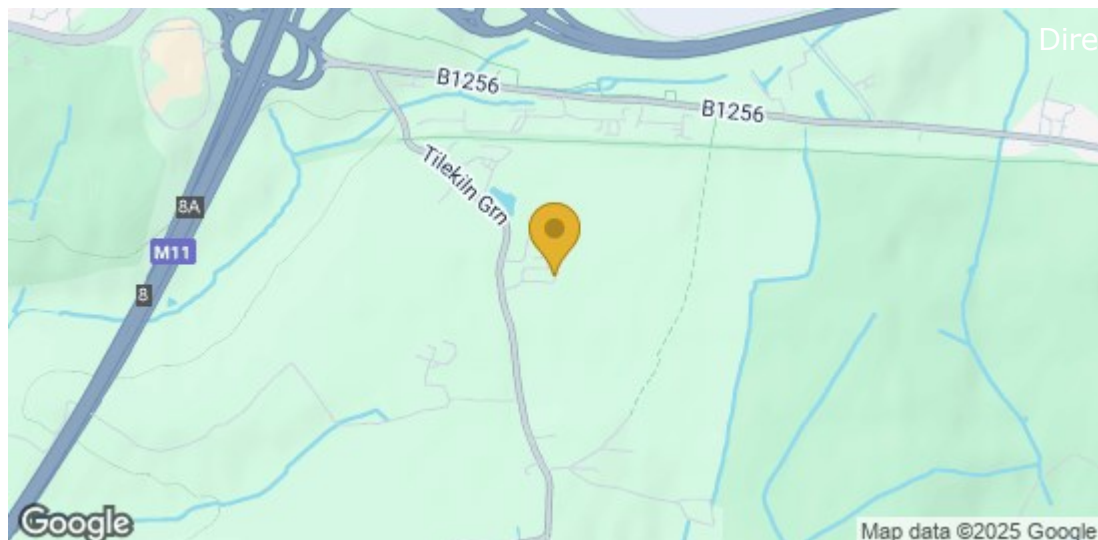
Driveway to front of property.

## Section 21 Notice

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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.

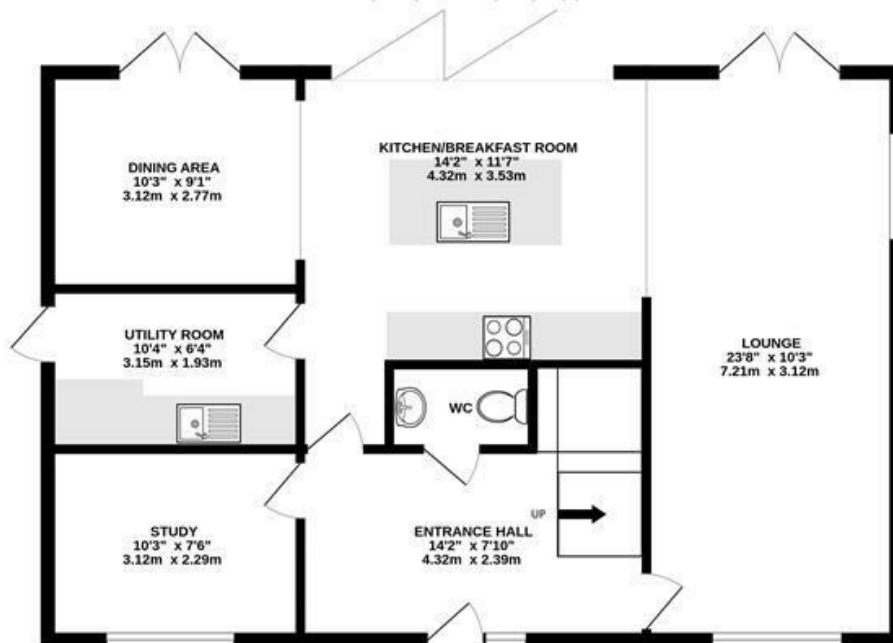






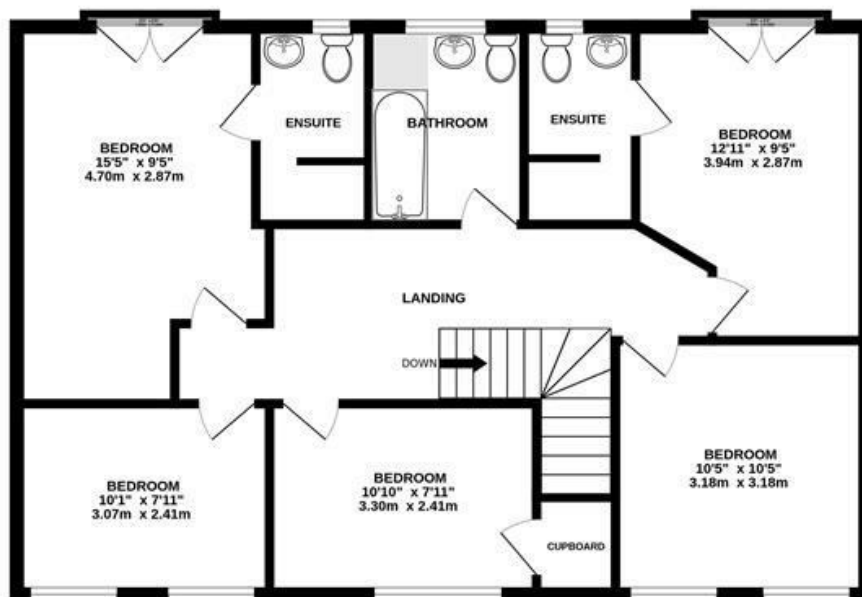
# GROUND FLOOR

806 sq.ft. (74.9 sq.m.) approx.



# 1ST FLOOR

806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA: 1612 sq.ft. (149.8 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 <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	