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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Augusta Drive, Hockley, SS5 4FY



**Guide Price:**  
**£475,000 - £500,000**

Situated in the popular Bullwood Hall Development in Hockley is this semi detached house presented to a very high standard with large lounge, modern kitchen/diner, modern bathroom, three good size bedrooms and south facing rear garden measuring approx 45ft with gate to parking at rear for two vehicles.

Viewing advised. Council Tax Band: D. EPC Rating: B. Our Ref: 20201.

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Accommodation comprises:

Entrance via larger than average composite front door with window to entrance hall.

#### ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Storage cupboard. Herringbone flooring. Plastered ceiling. Doors to wc, kitchen/diner and lounge.



#### GROUND FLOOR WC

A two piece suite comprising inset sink with vanity storage and close coupled wc. Radiator. Tiled flooring. Part tiled walls. Plastered ceiling.



#### KITCHEN/DINER 16' 11" x 8' 7" (5.16m x 2.62m)

uPVC double glazed window to front and side aspects. A comprehensive range of base and eye level units incorporating roll edge work surface with inset sink with mixer tap and drainer unit. Integrated Zanussi electric oven. Gas hob with extractor fan. Integrated dishwasher. Integrated washing machine. Radiator. Tiled flooring. Plastered ceiling with downlights.



#### LOUNGE 15' 6" x 14' 7" (4.72m x 4.44m)

uPVC double glazed window to front and side aspects. uPVC double glazed French doors providing access to rear garden. Storage cupboard. Radiator. Plastered ceiling. Herringbone flooring.





### FIRST FLOOR LANDING

Storage cupboard. Doors to all bedrooms and bathroom.

### BEDROOM ONE 13' 10" x 10' 4" (4.22m x 3.15m)

uPVC double glazed window to rear aspect. Built in wardrobes. Radiator. Plastered ceiling. Door to en suite.



### EN SUITE

A three piece suite comprising enclosed shower, inset sink with vanity storage and close coupled wc. Towel rail radiator. Tiled flooring. Part tiled walls.



### BEDROOM TWO 14' 8" x 8' 2" (4.47m x 2.49m)

uPVC double glazed window to front and side aspects. Custom made built in wardrobes. Radiator. Plastered ceiling.



### BEDROOM THREE 10' 6" x 7' 5" (3.2m x 2.26m)

uPVC double glazed window to front aspect. Radiator. Plastered ceiling.



## BATHROOM

Obscure uPVC double glazed window to side aspect. A three piece suite comprising panelled bath, wall mounted sink and close coupled wc. Tiled flooring. Part tiled walls.



## EXTERIOR.

The SOUTH FACING REAR GARDEN measuring approximately 45ft (13.72m) commencing with patio area with steps down to pathway to rear of garden. Shed to remain. Gate providing access to front.



Gates to rear of garden leading to parking for two vehicles.

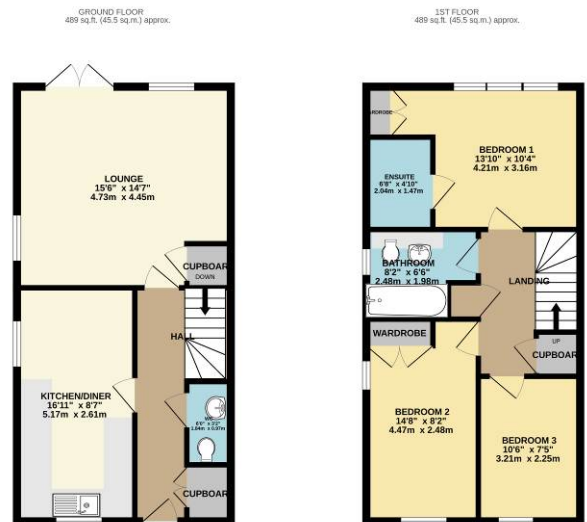


The **FRONT** has pathway to front door. Small lawn area. Small shrub area.

## Agents Note:

Service Charge of £41.64 per calendar month for maintenance of road.

The ground floor rooms have shutters on the windows. The loft is accessed via a ladder has lighting and is boarded. Wider than average doors downstairs.



TOTAL FLOOR AREA: 978 sq. ft. (90.6 sq. m.) approx.  
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