

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Augusta Drive, Hockley, SS5 4FY



Guide Price:
£850,000 - £875,000

We are delighted to bring to market this stunning four double bedroom executive detached family home situated on the exclusive Bullwood Gardens Development and having been improved by the current vendors to a very superb specification throughout with open plan kitchen/breakfast room, two reception rooms, two en suites. own driveway providing off street parking for up to six vehicles, double detached garage and landscaped rear garden.

Within walking distance to countryside walks and Hockley Woods.

Viewing highly recommended. Council Tax Band: G.

EPC Rating: B. Our Ref: 20425.

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Accommodation comprises:

Entrance via composite glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation with large walk in under stairs storage cupboard. Radiator. Karndean herringbone wood flooring. Plastered ceiling with inset spotlighting.



GROUND FLOOR WC

A two piece suite comprising wall mounted wash hand basin with chrome mixer tap and back to wall wc. Radiator. Part tiled walls. Continuation of Karndean herringbone wood flooring. Plastered ceiling with inset spotlighting.



STUDY 9' 11" x 8' 2" (3.02m x 2.49m)

Double glazed window to front and side aspects. Radiator. Plastered ceiling.



LOUNGE 22' x 14' 11" (6.71m x 4.55m)

Double glazed windows to side and rear aspects. Double glazed French doors providing access to side patio. Radiators. Plastered ceiling.



KITCHEN/BREAKFAST ROOM 28' 6" x 16' 10" (8.69m x 5.13m)

Double glazed bay window to front aspect. Double glazed window to side aspect. Double glazed French doors with full height glass side panels providing access to rear garden. Continuation of Karndean herringbone wood flooring. Plastered ceiling with inset spotlighting.



KITCHEN AREA

A comprehensive range of modern base and eye level units incorporating quartz work surface with inset sink drainer unit. Integrated twin eye level electric oven. Island unit creating breakfast bar with induction hob with ceiling mounted floating extractor and further storage. Integrated fridge freezer. Integrated dishwasher. Quartz upstands. Under unit lighting. Door to utility room.



UTILITY ROOM 8' 5" x 5' 5" (2.57m x 1.65m)

Double glazed door providing access to rear garden. Base and eye level units incorporating quartz work surface with inset sink drainer unit with chrome mixer tap. Quartz upstands. Space and plumbing for appliances. Continuation of Karndean herringbone wood flooring. Plastered ceiling.



GALLERIED FIRST FLOOR LANDING

Double glazed window to front aspect. Airing cupboard.



MASTER BEDROOM 17' 7" max x 13' 8" (5.36m x 4.17m)

A corridor style entrance with fitted wardrobes to one wall and opening up to bedroom area. Double glazed windows to rear aspect. Radiator. Plastered ceiling. Door to en suite.



EN SUITE

A three piece suite comprising tiled shower cubicle with thermostatic shower, wall hung wash hand basin with chrome mixer tap and back to wall wc. Tiled flooring. Part tiled walls. Plastered ceiling with inset spotlighting. Heated towel radiator.



BEDROOM TWO 16' 2" x 9' 11" (4.93m x 3.02m)

Double glazed window to front and side aspects. Fitted wardrobes to one wall. Radiator. Plastered ceiling. Door to en suite.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite tiled shower cubicle with thermostatic shower, comprising wall hung wash hand basin with chrome mixer tap and back to wall wc. Part tiled walls. Tiled flooring. Plastered ceiling with inset spotlighting. Heated towel radiator.



BEDROOM THREE 16' 10" x 15' 10" (5.13m x 4.83m)

Double glazed bay window to front aspect. Fitted wardrobes with mirror fronted doors to one wall. Plastered ceiling. Radiator.



BEDROOM FOUR 13' 8" x 11' 11" (4.17m x 3.63m)

Double glazed window to rear aspect. Fitted wardrobes with mirror fronted doors to one wall. Radiator. Plastered ceiling.



FAMILY BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with thermostatic shower over and concertina shower screen, wall hung wash hand basin with chrome mixer tap and back to wall wc. Part tiled walls. Complimentary tiled flooring. Plastered ceiling with inset spotlighting. Heated towel radiator.



EXTERIOR.

The **REAR GARDEN** having been beautifully landscaped by the current vendors with sweeping slate patio with inset lighting. Artificial lawn area. Custom fitted pergola providing outdoor seating and entertainment space with hot tub. Gate providing access to own block paved driveway to rear of property providing off street parking for up to six vehicles. Access to garage.



DOUBLE DETACHED GARAGE 20' 2" x 19' 8" (6.15m x 5.99m) with twin up and over doors. Power and lighting.



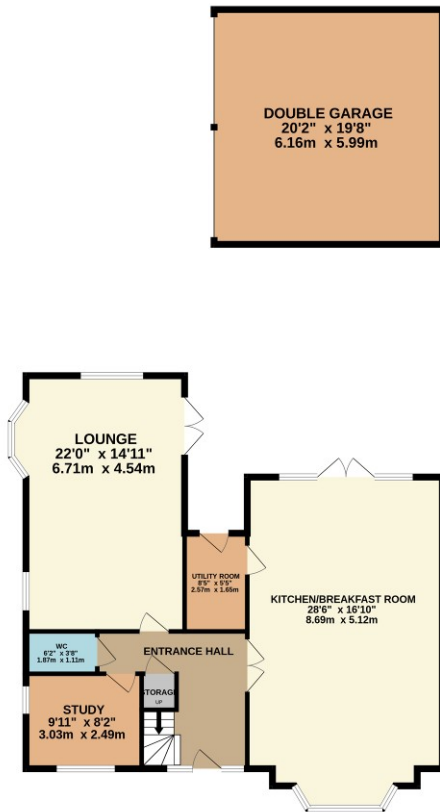
The **FRONT** has pathway leading to property with the garage and driveway can be found to the rear of the property.

Agents Note:

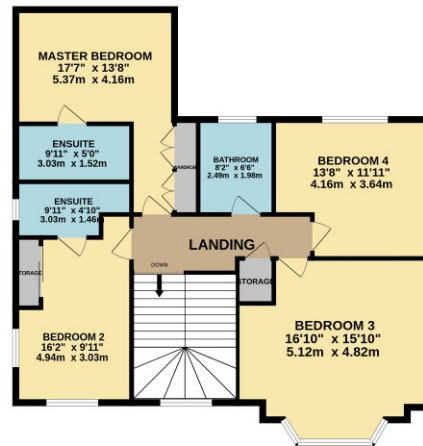
There is a monthly charge of £45.11 which covers the upkeep of the development.



GROUND FLOOR
1428 sq.ft. (132.7 sq.m.) approx.



1ST FLOOR
1036 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA : 2465 sq.ft. (229.0 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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