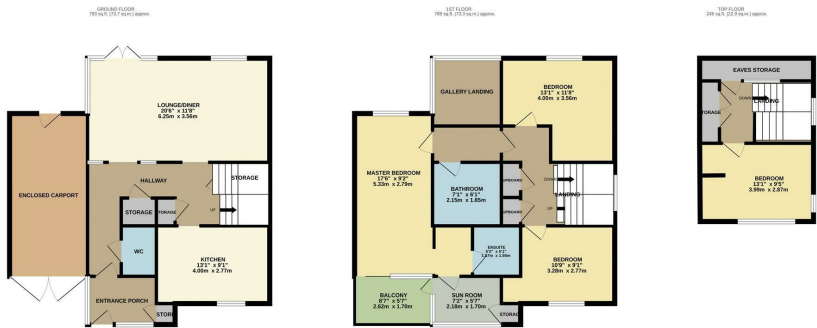


Great Auger Street, Newhall, CM17 9HW
£625,000



Great Auger Street, Newhall, CM17 9HW

Located within the popular Newhall development, overlooking Teletubby Hill, is this impressive four-bedroom detached family home situated on Great Auger Street. The property offers well-presented accommodation arranged over three floors, with four bedrooms, including a modern en-suite shower room to the principal bedroom, an upgraded family bathroom and a modern fitted kitchen. Further accommodation includes a spacious lounge/dining room, upgraded downstairs WC, sunroom and an impressive gallery landing. Externally, the property benefits from a balcony to the front, a garage/carport and a driveway providing parking for two vehicles. To the rear is a well-maintained garden, mainly laid to lawn with a patio area, providing an ideal space for outdoor entertaining and family enjoyment. The property is conveniently located close to a range of local amenities, including nearby shops, walking distance to Newhall Primary Academy, Newground Café and the recently opened David Lloyd leisure centre, making this an ideal family home. Please note the property is subject to the Newhall residents estate charge which is £434.36 per annum.



REYLANDJOHNSONIGA
TOTAL FLOOR AREA: 1828 sq ft (169.8 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans 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 Metreplan (2020)



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		

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. Intending purchasers 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.