# 28 Augusta drive, Hockley, SS5 4FY
## Guide Price £450,000

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*Guide Price £450,000 - £475,000*

Bear Estate Agents are happy to welcome this three bedroom semi-detached house, situated within the sought-after Bullwood Hall Development in Hockley. This well-presented semi-detached home offers a spacious lounge, contemporary modernised kitchen/diner, downstairs WC, modern family bathroom, and three generously sized bedrooms, primary bedroom with ensuite. Externally, the property benefits from a south-facing rear garden of approximately 45ft with gated access to parking for two vehicles.

**Entrance Hall**
Smooth ceilings with pendant ceiling light, herringbone flooring throughout, access to WC, wall mounted radiator and stairs to the first floor accommodation.

**WC**
Inset sink with vanity unit and storage below and WC, wall mounted radiator, tiled flooring and walls surround.

**Kitchen/Diner**
16'11 x 8'7
Smooth ceiling with inset spotlights, double glazed window to the front and side aspect, eye and base level units, Integrated Zanussi electric oven with extractor fan above, Integrated dishwasher. Integrated washing machine, power points, wall mounted radiator and tiled flooring throughout.

**Lounge**
15'6 x 8'7
Smooth ceiling with pendant ceiling lights, double glazed window to the front and side aspect, UPVC double glazed window to the front and side aspect, UPVC double glazed French doors providing access to the rear garden, storage cupboard, herringbone flooring throughout, power points and wall mounted radiator.

**First Floor Landing**
Carpeted flooring throughout, storage cupboard and access to all rooms.

**Bedroom One**
13'10 x 10'4
Smooth ceilings with pendant ceiling light, UPVC double glazed window to the rear aspect, built in wardrobe storage, wall mounted radiator, power points, carpeted flooring and access to the ensuite.

**Ensuite**
Three piece suite with enclosed shower unit, inset vanity unit sink with storage, WC, heated towel rail, tiled floors and walls surround.

**Bedroom Two**
14'8 x 8'2
Smooth ceilings with pendant ceiling light, UPVC double glazed window to the front and side aspect, power points, wall mounted radiator, custom made built in wardrobes and carpeted flooring throughout.

**Bedroom Three**
10'6 x 7'5
Smooth ceiling with pendant ceiling light, double glazed window to the front aspect, wall mounted radiator, power points and carpeted flooring throughout.

**Bathroom**
Frosted uPVC double-glazed window to the side. Fitted with a three-piece suite including a panelled bathtub, wall-mounted wash basin, and close-coupled WC. Finished with tiled flooring and partially tiled walls.

**Exterior**
The rear garden, which enjoys a southerly aspect and extends to around 45ft (13.72m), begins with a patio area and steps leading down to a central pathway running towards the end of the garden. A rear gate provides access to parking for two vehicles, with a shed included. There is also a side gate offering access to the front of the property. To the front, a pathway leads to the entrance door, complemented by a small lawn and a planted shrub area

**Agents Notes**
Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.
Tenure - Freehold
Council Tax Band - D

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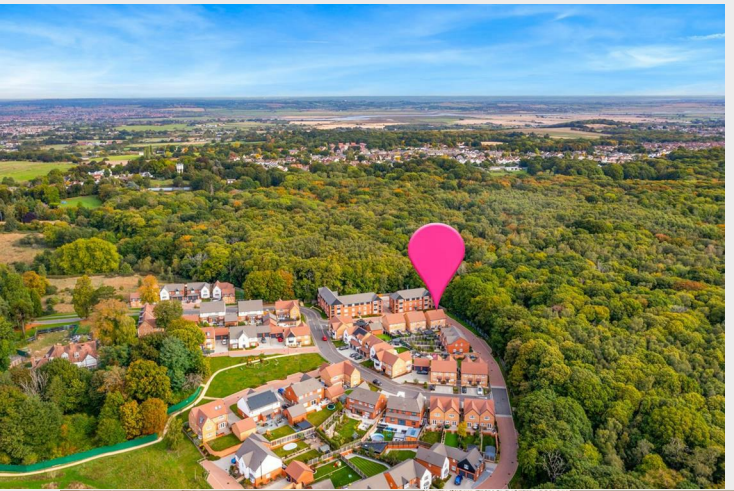
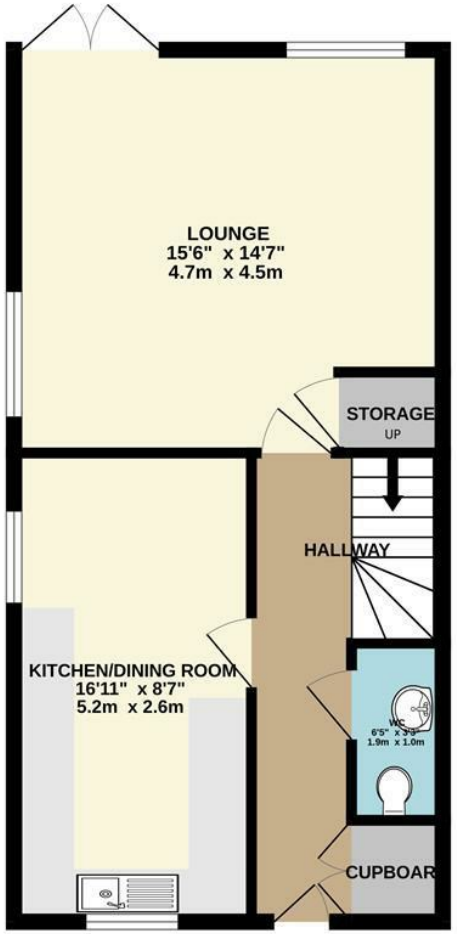
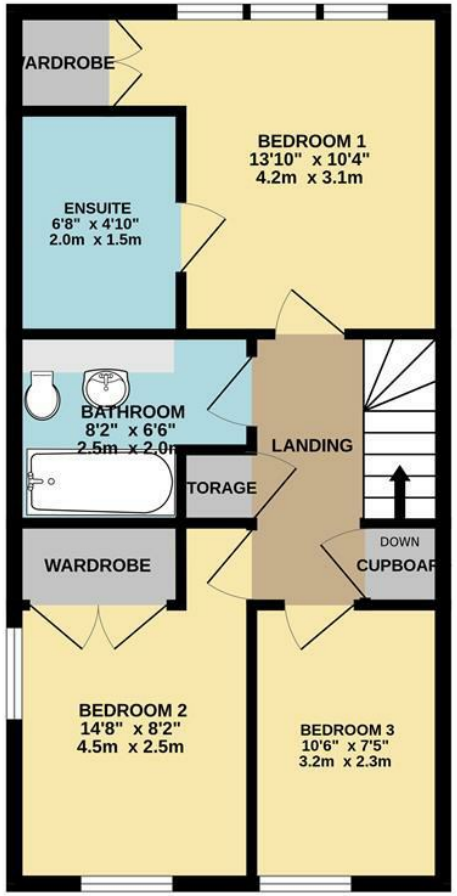


GROUND FLOOR




1ST FLOOR




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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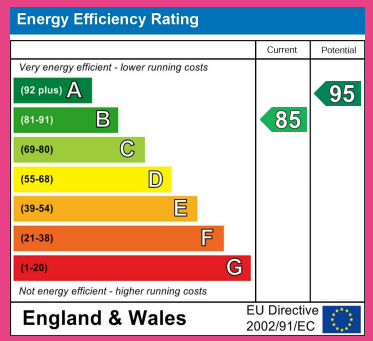
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