



## Avon Green, South Ockendon

Guide Price £190,000



- One bedroom ground floor flat offering well-balanced and practical accommodation
- Exceptional private rear garden of a brilliant size – a rare and highly sought-after feature for a one bedroom property
- Direct garden access from the lounge, creating an ideal flow for entertaining and everyday living
- Spacious and well-proportioned reception room with excellent natural light
- Modern fitted kitchen with ample storage and worktop space
- Stylish, well-appointed shower room finished to a contemporary standard
- Good size double bedroom providing comfortable living and storage potential
- Welcoming entrance hallway with secure intercom entry system for added peace of mind
- Long lease of 114 years remaining, offering security and long-term value
- Ideal purchase for first-time buyers, downsizers or investors seeking outdoor space and convenience



**GUIDE PRICE £190,000-£210,000.**

**Say hello to a rare gem—a one bedroom ground floor flat with its own brilliant-sized private garden (yes, really).**

Step inside to find a welcoming entrance hallway with secure intercom, leading through to a lovely, well-proportioned lounge with direct access onto the garden—perfect for summer evenings, morning coffees or hosting friends who'll definitely be jealous. There's also a modern fitted kitchen, a stylish, well-appointed shower room, and a good size double bedroom that's calm, comfortable and quietly tucked away.

The real showstopper? That fantastic rear garden—a seriously rare find for a one bedroom flat and a total game-changer for entertaining, relaxing or simply enjoying some outdoor space.

Sold with a long 114-year lease, this home offers both lifestyle and peace of mind.

Smart, stylish and with outdoor space that punches well above its weight—this is one you won't want to scroll past.



**Colubrid.co.uk**



#### THE SMALL PRINT:

Local Authority: Thurrock  
Council Tax Band: A

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



### Ground Floor



