



Cruick Avenue, South Ockendon

Offers Over £400,000



- Beloved Family Home With 40 Years Of Memories – A truly special opportunity to acquire a well-cared-for three-bedroom family home that has been lovingly enjoyed by the current owners for around four decades, providing the perfect foundation for new owners
- Sought-After South Ockendon Location – Ideally positioned on Cruick Avenue, offering excellent access to local schools, amenities, transport links and everything needed for convenient family living.
- Welcoming Entrance Porch & Hallway – A warm and inviting entrance sets the tone for this comfortable home, providing a practical and appealing first impression.
- Bright & Airy Lounge – A generous reception space filled with natural light, offering the perfect setting for relaxing evenings, family time and entertaining guests.
- Well-Appointed Kitchen/Diner – A fantastic family hub combining practical kitchen facilities with dedicated dining space, ideal for everyday meals, celebrations and making memories together.
- Modern Family Bathroom – A stylish and contemporary bathroom providing a comfortable space to unwind and completing the internal accommodation.
- Wonderful Size Rear Garden – An impressive outdoor area offering plenty of space for children to play, summer entertaining, gardening enthusiasts or simply enjoying some fresh air.
- Versatile Outbuilding – A fantastic additional space with endless possibilities, perfect for use as a games room, home gym, workshop, office or hobby room.
- Driveway Parking & Recently Installed Combi Boiler – Convenient off-road parking to the front, plus the added benefit of a new combi boiler installed in 2024 (as advised by the vendor), providing extra reassurance for the next owners.



40 years of love, laughter and family memories... now it's time for a new chapter.

Some homes simply have a story to tell, and this wonderful three-bedroom family home on Cruick Avenue, South Ockendon, certainly has one. Lovingly cared for by the current owners for around four decades, this has been the backdrop to countless family moments, happy memories and the raising of their two children. Now, the keys are ready to be passed on for a new generation to make their own mark.

From the moment you arrive, the welcoming entrance porch and hallway set the tone for the warmth and comfort found throughout the property. The bright and airy lounge provides the perfect place to unwind after a busy day, while the well-appointed kitchen/diner is the true heart of the home — ideal for family breakfasts, evening catch-ups and those all-important Sunday dinners.

Upstairs, three well-proportioned bedrooms offer plenty of space for family life, guests or even that much-needed home office, while the modern family bathroom provides a stylish and practical finishing touch.

Outside, the property continues to impress with a wonderful-sized rear garden — a fantastic space for summer BBQs, children's adventures, gardening projects or simply enjoying a quiet coffee in the sunshine. The versatile outbuilding adds another exciting dimension and could easily become your own private gym, games room, workshop or creative retreat (because every home deserves a little extra space!). To the front, driveway parking provides convenient off-road parking.

The vendor has also advised that a new combi boiler was installed in 2024, offering added peace of mind for the lucky new owners.

After 40 years of being loved, lived in and enjoyed, this special home is ready for its next chapter. The only question is... will you be the ones creating the next 40 years of memories here?



Colubrid.co.uk

THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/117-cruick-avenue-south-ockendon-rm15-6eh/5498412>

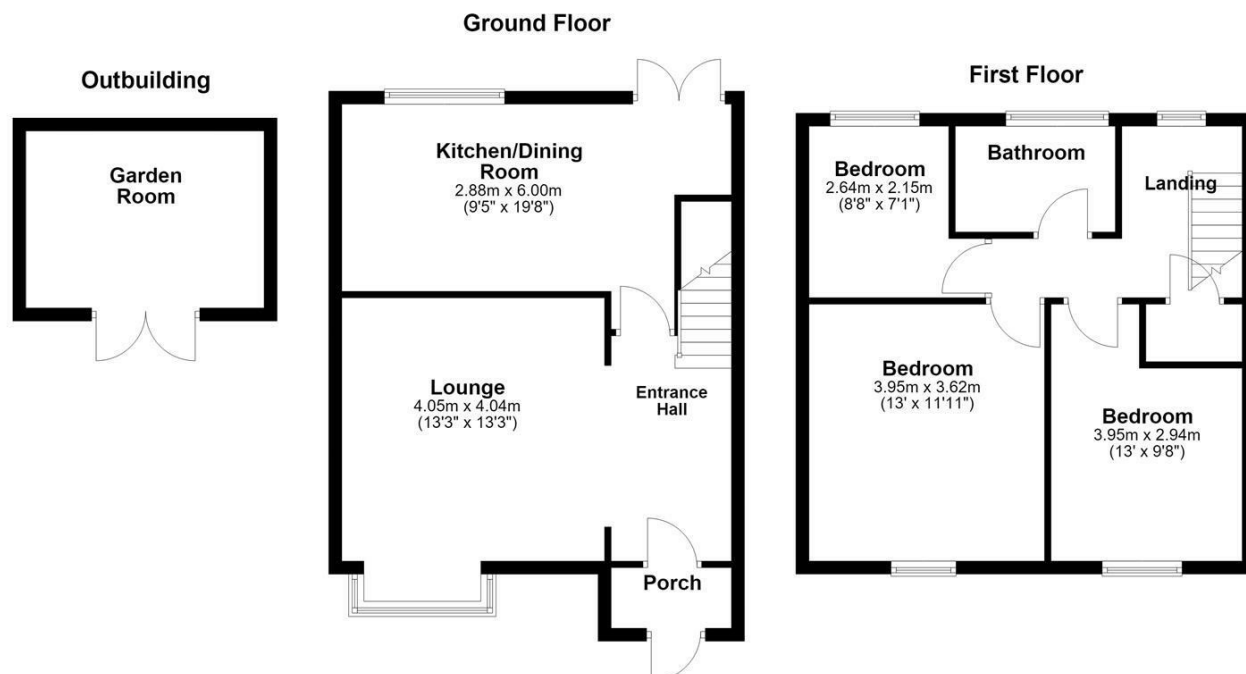
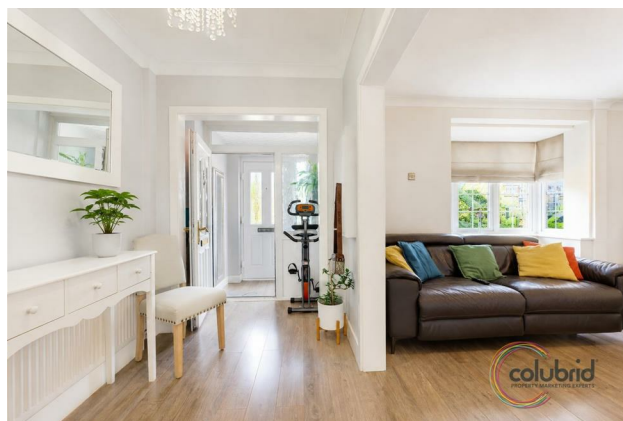
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and 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. £96 including 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.





Colubrid.co.uk