



Brookfield Drive, Stanford-le-Hope

Guide Price £425,000



- A modern well presented and fantastic size four bedroom family home
- Excellent size living space spread over three floors
- Constructed in 2021 by one of the UK's largest property developers with approximately seven years NHBC builders warranty remaining
- Located on the highly desirable "Stanford Meadows" development within close proximity of Stanford-le-Hope train station and easy reach of A13 road links
- Beautiful open plan lounge/kitchen/diner
- Ground floor wc, family bathroom and en-suite shower room
- Four good size bedrooms
- Lovely size rear garden
- Covered car port parking and visitors parking
- Glorious outlook surrounded by fields



GUILDE PRICE £425,000 - £450,000

Nestled in the charming Brookfield Drive, Stanford-le-Hope, this terraced house is a gem waiting to be discovered. Boasting a modern design and spacious layout with accommodation spread over three floors, this four-bedroom family home is a true delight.

Built in 2021 by one of the UK's leading developers, this property comes with approximately seven years remaining on the NHBC warranty, offering you peace of mind and quality assurance. The location is ideal, being part of the sought-after "Stanford Meadows" development, close to Stanford-le-Hope train station and with easy access to the A13 road links.

As you step inside, you are greeted by an inviting entrance hallway leading to a ground floor wc, setting the tone for the rest of the house. The open plan lounge/kitchen/diner is perfect for both relaxing and entertaining, while the four generously sized bedrooms provide ample space for the whole family. With three bathrooms, including an en-suite shower room, convenience is at the forefront of this property.

Outside, you'll find covered car port parking and visitors parking, a lovely rear garden, and stunning views of the surrounding fields. This property truly offers a blend of comfort, style, and convenience, making it a wonderful place to call home.

Impressive entrance hall commences with stairs leading to first floor accommodation. Colour washed wooden style flooring.

Access is given to ground floor cloakroom/WC. Built in storage cupboard.

Open plan lounge/diner/kitchen 21'5 x 13'0 max. Double glazed window to rear. French double glazed doors open onto rear garden.

Open plan kitchen offers a range of high gloss wall and base mounted units with matching pan size storage drawers. Complimentary work surfaces housing sink drainer with swan neck mixer tap. Oven, gas hob, microwave, dishwasher, washing machine and extractor hood to remain. Storage cupboard. Continuation of wooden style flooring throughout.

First floor landing is home to two well proportioned bedrooms and en-suite shower room to main bedroom. Storage cupboard. Stairs lead to second floor accommodation.

Bedroom two 12'8 max x 9'5 two double glazed windows to rear.

En-suite comprises shower, wash hand basin and low level WC. Part tiling to walls.

Bedroom three 13'1 x 9'1 two double glazed windows to front.

Second floor landing is home to two further bedrooms and family bathroom. Storage cupboard. Access to loft.

Bedroom four 13'0 x 9'6 max. Two double glazed windows to rear.

Bedroom one 13'0 x 10'1 max. Two double glazed windows to front. Fitted wardrobes, storage cupboards.

Bathroom comprises white panel bath fitted with shower/mixer tap and glass splash screen door. Wash hand basin and low level WC. Pat tiling to walls.

Rear garden commences with patio seating area, outside water tap and rear access gate. Remaining garden is lawned.

Covered allocated parking space.

Council Tax Band: D

Local Authority: Thurrock

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

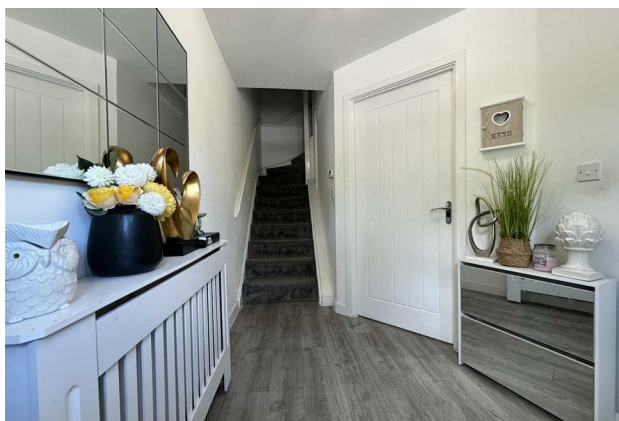
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



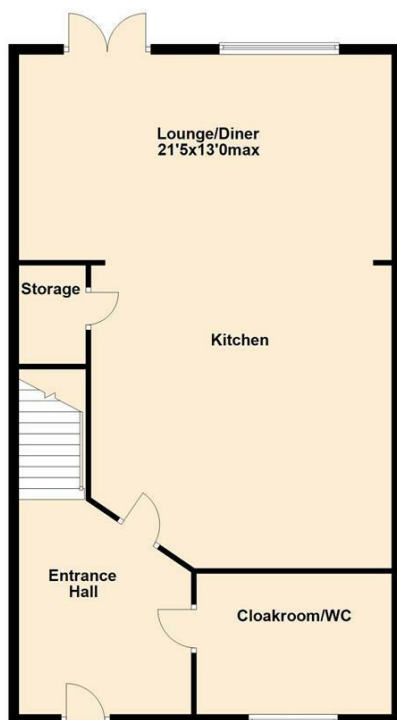
Local Life

STANFORD-LE-HOPE is a small village between Basildon and Grays. The name arrives from a bridge crossing the rivulet on the site of the ancient stone ford, which gave the village, it's name Stanford-le-Hope.

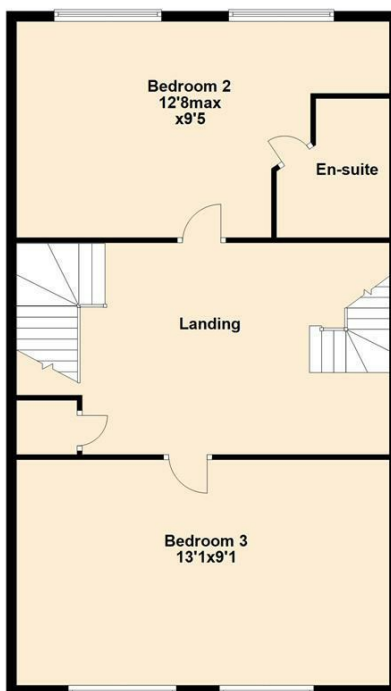
Stanford Le Hope railway station is on the London, Tilbury and Southend line taking approximately 45 minutes to Fenchurch Street. Why not enjoy some time looking around the Town Centre, enjoy a meal at one of the many pubs and restaurants? Easy access to A13 road links to Basildon, Benfleet and Wickford



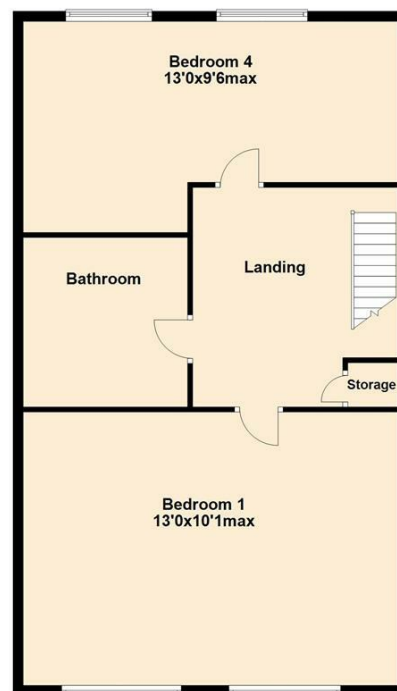
Ground Floor



First Floor



Second Floor





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