



## Brookfield Drive, Stanford-le-Hope

Guide Price £350,000



- A beautifully presented and lovely size two bedroom family home
- Constructed in February 2022 by one of the UK's leading developers and located on the always desirable "Stanford Meadows" development
- Approximately 7 years NHBC new build warranty remaining
- Owner has installed shutters throughout the property
- Ground floor wc, stunning family bathroom and en-suite shower room
- Lovely size lounge and stunning kitchen/diner
- Two good size bedrooms
- Wonderful size rear garden and parking facilities to the front
- A short walk from Stanford-le-Hope train station, close proximity to town centre and easy access to A13
- Development benefits from greensward and a childs play area



**GUIDE PRICE £350,000-£375,000.**

**Colubrid Estate Agents are delighted to welcome to the market this beautifully presented and lovely size two bedroom family home. This property was constructed in February 2022 by one of the UKs most reputable developers and benefits from having approximately 7 years NHBC new build warranty remaining. Located on the always desirable "Stanford Meadows" development this beautiful home boasts an inviting entrance hallway, ground floor wc, lovely size lounge and a stunning kitchen/diner with integrated appliances. The first floor holds two good size bedrooms, a stunning family bathroom and en-suite shower room. An additional benefit is that the owner has installed shutters throughout the property. Externally the property has a wonderful size rear garden and the front of the property has parking facilities. This property is ideally located a short walk from Stanford-le-Hope train station, close proximity to local amenities and provides easy access to the A13. This development also boasts a childs play area along with greensward.**

Entrance hall commences with stairs leading to first floor accommodation.

Access is given to ground floor cloakroom/WC.

Lounge 15'0 x 9'3 double glazed window to front with shutters to remain. Storage cupboard. Wooden style flooring. Smooth ceiling with spot lighting.

Kitchen/diner 12'7 x 8'2 French double glazed doors to rear with shutters to remain. Double glazed window. Range of white high gloss wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Oven, gas hob and extractor hood to remain. Space for other appliances. Tiled flooring.

First floor landing is home to two well proportioned bedrooms, en-suite and family bathroom.

Bedroom one 12'7 x 8'9 two double glazed windows to front with shutters to remain. Storage cupboard. LED vanity mirror to remain.

Bathroom comprises, white panel bath. Wash hand basin and low level WC. Part tiling to walls. Tiled flooring.

Bedroom two 9'7 x 8'1 double glazed window to rear with shutters to remain.

En-suite comprises shower cubicle fitted with Mira shower. Wash hand basin and low level WC. Part tiling to walls. Tiled flooring.

Rear garden commences with patio seating area, outside water tap, rear access gate. Remaining garden is laid to lawn.

Allocated parking plus visitor parking available.

Council Tax Band: C

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.



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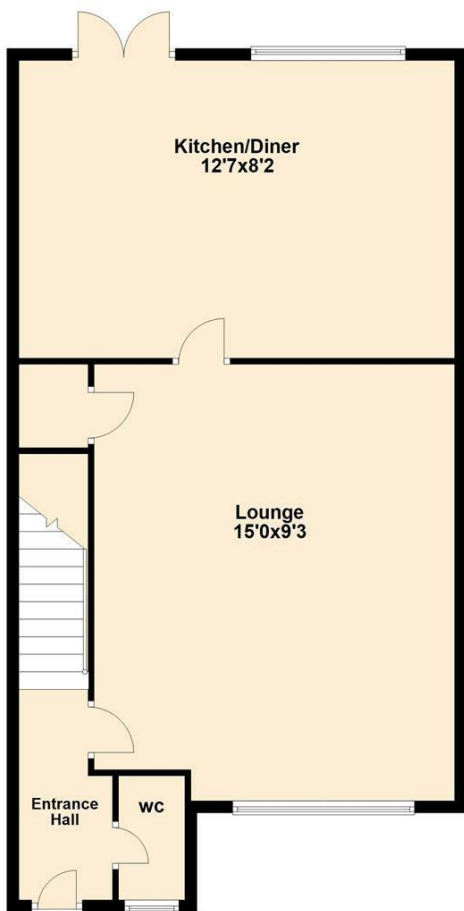
# Local Life

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.

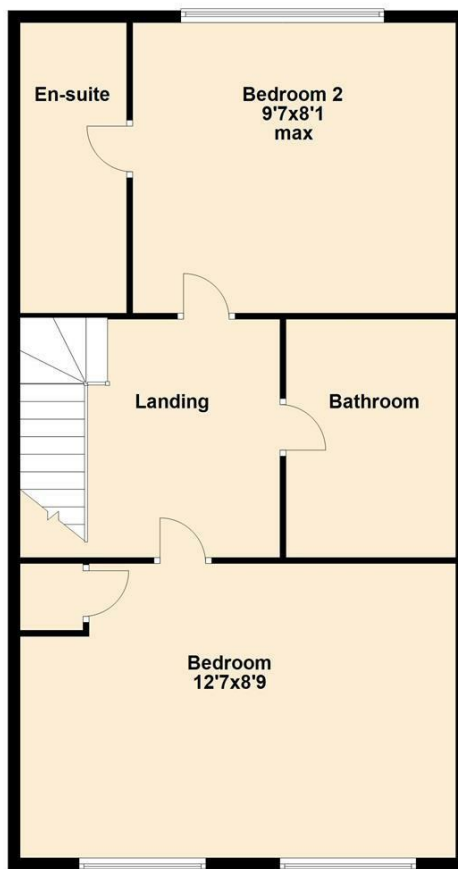
Stanford Le Hope railway station is on the London, Tilbury and Southend line taking approximately 45 minutes to Fenchurch Street. Why not enjoy some time looking around the Town Centre, enjoy a meal at one of the many pubs and restaurants? Easy access to A13 road links to Basildon, Benfleet and Wickford



Ground Floor



First Floor





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