



Brookfield Drive, Stanford-le-Hope

Offers Over £350,000



- A beautifully presented and lovely size two bedroom family home
- Constructed in November 2022 by one of the UK's leading developers
- Located on the always desirable "Stanford Meadows" development
- Just under eight years NHBC new build warranty remaining
- 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, own parking space and visitors parking
- 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



Nestled in the charming Brookfield Drive of Stanford-le-Hope, this terraced house is a true gem waiting to be discovered. Boasting a delightful entrance hallway, a ground floor wc, and a lovely lounge, this property exudes warmth and comfort from the moment you step inside.

Constructed in November 2022 by one of the UK's leading property developers and located on the always popular "Stanford Meadows" development, this two-bedroom home offers a modern family bathroom, two double bedrooms, and an en-suite shower room, providing ample space for relaxation and privacy. With just under eight years of NHBC warranty remaining, peace of mind comes as standard with this property.

The heart of this home lies in its stunning kitchen/diner, perfect for hosting gatherings with loved ones or simply enjoying a quiet meal. The wonderful size rear garden is a tranquil oasis, ideal for soaking up the sun on lazy weekends. Additionally, the convenience of your own parking plus visitors parking ensures that this will never be a hassle. This development also benefits from a childrens play area along with lots of green spaces.

Situated in an excellent location near Stanford-le-Hope train station, town centre and with easy access to the A13, this property offers the perfect blend of suburban tranquillity and urban convenience. Don't miss the opportunity to make this beautifully presented house your new home sweet home.

Enter the property via door to front. Stairs lead to first floor accommodation. Access is given to ground floor cloakroom/WC.

Lounge 15'0 x 9'2 double glazed window to front. Storage cupboard.

Kitchen/diner 12'7 x 8'9 double glazed window to rear. French double glazed doors open onto rear garden. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Gas hob, oven and extractor hood to remain. Space for other appliances.

First floor landing is home to three bedrooms, en-suite and family bathroom. Access to loft.

Bedroom one 12'7 max x 8'9 two double glazed windows to front. Storage cupboard.

Bedroom two 9'8 x 8'1 max. Double glazed window to rear.

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

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

Externally the property has a good size rear garden commencing with patio seating area, outside water tap, rear access gate. Shed to remain. Remaining garden has artificial lawn. Security lighting.

The property also has allocated parking to front plus visitor parking.

Further Details:

Estate Charge: tbc

8 year NHBC warranty remaining New build 2022

Ideal Combination boiler

Council Tax Band: C

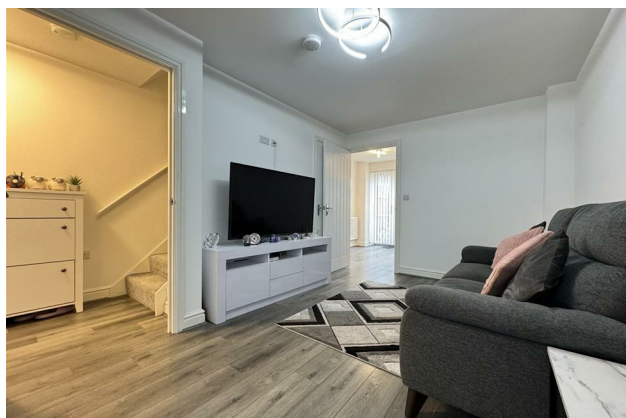
Local Authority: Thurrock

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

We endeavor 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.

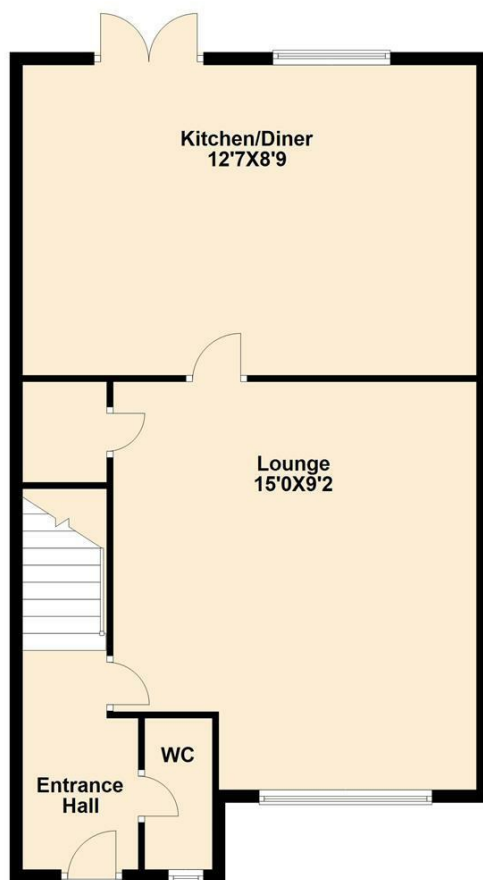


Local Life

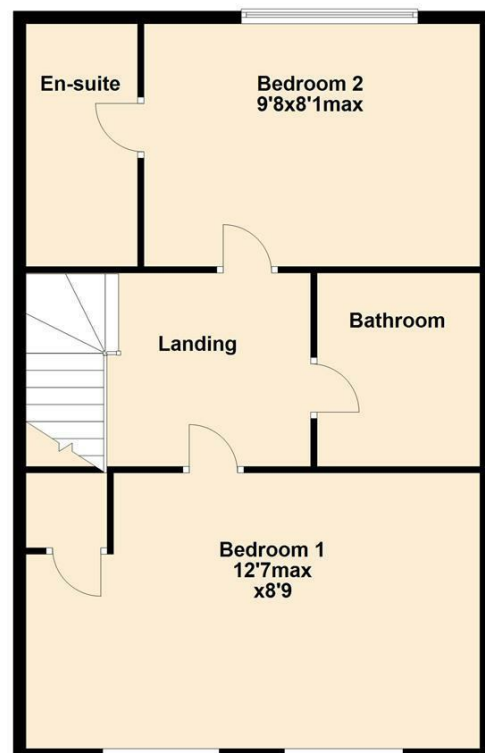
STANFORD-LE-HOPE is a small village between Basildon and Grays. The name arrives from a bridge crossing the rivulet on the site of the ancient stone ford, which gave the village, it's name Stanford-le-Hope. Stanford Le Hope railway station is on the London, Tilbury and Southend line taking approximately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

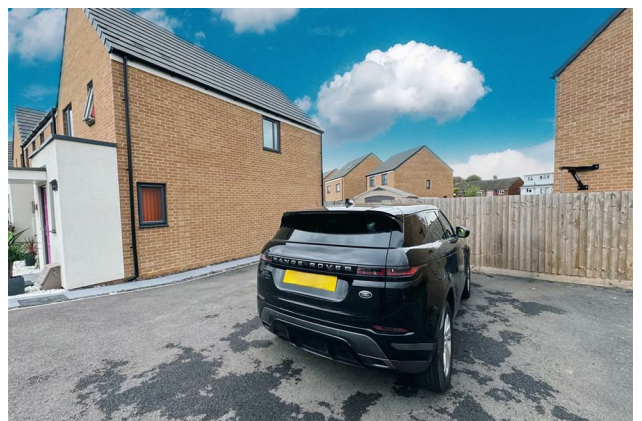


Ground Floor



First Floor





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