



Brookfield Drive, Stanford-le-Hope

Guide Price £360,000



- A beautifully presented and fantastic size two bedroom house located on the always popular "Stanford Meadows" development
- Constructed in 2021 by one of the UK's leading property developers
- Approximately six years NHBC warranty remaining
- Inviting entrance hallway and ground floor wc
- Lovely size lounge with feature wall panelling and shutters
- Stunning kitchen/diner with integrated appliances
- Modern family bathroom and en-suite shower room
- Two good size bedrooms
- Wonderful rear garden with artificial grass, allocated parking and overlooking greensward to the front
- Excellent location for Stanford-le-Hope train station and A13 access



GUIDE PRICE - £350,000 - £375,000

Nestled on Brookfield Drive in the charming town of Stanford-le-Hope, this house is a splendid example of modern living located on the always desirable "Stanford Meadows" development. Constructed in 2021 by one of the UK's leading property developers, this beautifully presented two-bedroom home boasts approximately six years of NHBC warranty remaining, offering peace of mind for prospective buyers.

As you step inside, you are greeted by an inviting entrance hallway that leads to a spacious lounge, adorned with feature wall panelling and elegant shutters, creating a warm and welcoming atmosphere. The stunning kitchen/diner is a highlight of the property, featuring integrated appliances that make it perfect for both everyday living and entertaining. Additionally, the ground floor benefits from a convenient WC, enhancing the practicality of the space.

Upstairs, you will find two generously sized bedrooms, each designed with comfort in mind and a modern bathroom. The second bedroom also boasts a modern en-suite shower room.

The exterior of the property is equally impressive, with a wonderful rear garden featuring artificial grass, providing a low-maintenance outdoor space ideal for relaxation or entertaining. To the front, allocated parking adds to the convenience of this delightful home.

Overlooking a greensward, this property is perfectly situated for easy access to Stanford-Le-Hope train station and the A13, making it an excellent choice for commuters. This house is not just a home; it is a lifestyle opportunity waiting to be embraced.

Entrance hall gives access to ground floor cloakroom/WC. Stairs lead to first floor accommodation.

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

Kitchen/diner 12'7 x 9'0 French double glazed doors open onto rear garden. Double glazed window. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Oven, hob, extractor hood, dishwasher and washer/dryer to remain.

First floor landing is home to two bedrooms, en-suite and three piece bathroom.

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

Bedroom two 9'9 x 7'6 max. Double glazed window to rear.

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

Bathroom comprises, white panel bath, wash hand basin and WC. Part tiling to walls.

Low maintenance rear garden commences with patio seating area and outside water tap. Remaining garden has artificial lawn. Allocated parking to front.

Further Details:

Built 2021

NHBC warranty remaining

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.



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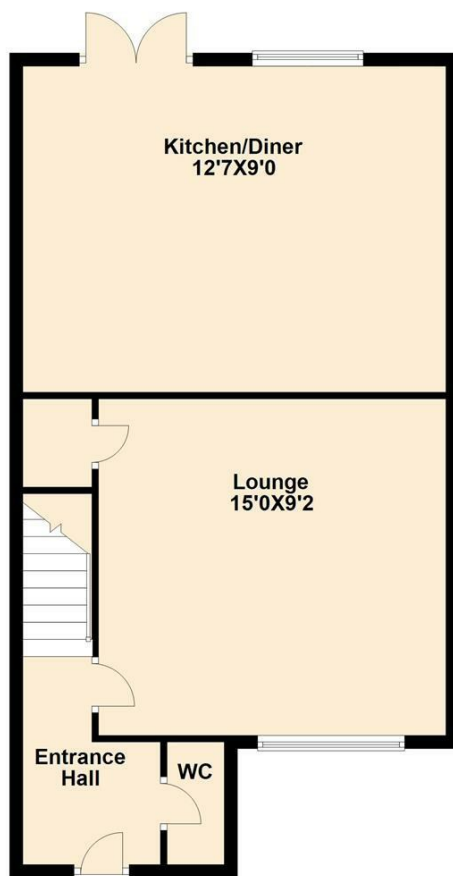
Local Life

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

