



Brookfield Drive, Stanford-le-Hope

Guide Price £425,000



- A beautifully presented and fantastic size three double bedroom family home
- Constructed in 2022 by one of the UK's leading developers with nearly seven years NHBC warranty remaining
- Located on the highly desirable "Stanford Meadows" development within close proximity of Stanford-le-Hope train station and easy reach of A13 and M25 road links
- Lovely size lounge
- Stunning kitchen/diner with feature wall wood panelling
- Ground floor wc
- Modern family bathroom and en-suite shower room to the master bedroom
- Three great size double bedrooms
- Wonderful rear garden with a versatile gym/games room/office with power and light
- Driveway parking for multiple vehicles with carport and EV charger



GUIDE PRICE £425,000 - £475,000.

Nestled in the sought-after "Stanford Meadows" development on Brookfield Drive, Stanford-le-Hope, this beautifully presented three double bedroom family home is a remarkable find. Constructed in 2022 by one of the UK's leading developers, the property benefits from nearly seven years of NHBC warranty, providing peace of mind for prospective buyers.

Upon entering, you are greeted by an inviting entrance hallway that leads to a spacious ground floor WC. The generous lounge offers a comfortable space for relaxation, while the stunning kitchen/diner is perfect for family meals and entertaining guests. The first floor features a large and bright landing that leads to three well-proportioned double bedrooms. The master bedroom is particularly impressive, boasting an en-suite shower room for added convenience.

The modern family bathroom is tastefully designed, ensuring that all your needs are met. Externally, the property features a wonderful rear garden, ideal for outdoor activities and relaxation. Additionally, there is a versatile gym/games room/office equipped with power and light, providing an excellent space for work or leisure.

Parking is a breeze with driveway space for multiple vehicles, including a covered carport complete with an electric vehicle charger. The location is highly desirable, with Stanford-le-Hope train station just a short distance away, offering excellent transport links to London and beyond, as well as easy access to the A13 and M25 road networks.

This property is perfect for families seeking a modern, spacious home in a convenient location. Don't miss the opportunity to make this stunning residence your own.

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

Lounge 14'2 x 12'5 double glazed window to front. Storage cupboard.

Kitchen/diner 15'6 x 8'8 French double glazed doors to rear. Double glazed window. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Oven, hob, fridge/freezer, dishwasher and washer/dryer to remain.

First floor landing is home to three bedrooms, en-suite and family bathroom. Boarded loft with ladder to remain.

Bedroom one 12'4 x 9'9 max. Double glazed window to front. Feature wood paneling. Storage cupboard.

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

Bedroom two 17'1 x 10'3 dual aspect double glazed windows. Access to loft.

Bedroom three 15'6 x 7'4 max. Two double glazed windows to rear.

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

Rear garden commences with patio seating area, outside water tap, side access gate and power points. Composite decked seating area.

Gym/Games Room/Office 17'3 x 9'2.

Carport parking.

Driveway parking for multiple vehicles and EV charger

Further Details:

Estate Charge: £400.00 per annum

Verisure Alarm System with code, fob and phone app access.

CCTV in garden

NHBC certificate remaining, Built 2022

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



