



## Brookfield Drive, Stanford-le-Hope

Guide Price £350,000



- Highly Desirable Stanford Meadows Development – A modern and well-regarded residential location offering a strong sense of community and contemporary surroundings.
- Modern Two Bedroom Terraced House – Built in 2021 by one of the UK's largest housebuilders, designed for comfortable, low-maintenance modern living.
- NHBC Warranty Remaining – Approximately five years left on the NHBC warranty, providing buyers with reassurance and peace of mind.
- Prime Commuter Location – Ideally positioned close to Stanford-le-Hope train station and excellent A13 road links for easy access into London and surrounding areas.
- Welcoming Entrance Hallway – A bright and inviting first impression with practical layout and access to all ground floor accommodation.
- Ground Floor WC – A convenient addition, perfect for guests and everyday family life.
- Impressive Kitchen/Diner – A stylish and sociable space featuring integrated appliances and ample room for dining and entertaining.
- Comfortable Lounge – A well-proportioned living area ideal for relaxing evenings or hosting friends.
- Two Generous Bedrooms with En-Suite to Bedroom Two – Well-sized bedrooms complemented by a useful en-suite shower room and a beautifully finished family bathroom.
- Parking & Private Rear Garden – Parking facilities and a good-sized rear garden offering outdoor space without high maintenance demands.



**Tucked away within the highly desirable Stanford Meadows development, this smart two bedroom terraced house proves that modern living and commuter convenience can go hand in hand. Built in 2021 by one of the UK's largest and most respected housebuilders, the property also benefits from approximately five years remaining on its NHBC warranty, offering reassurance long after the boxes are unpacked.**

Located on Brookfield Drive, Stanford-le-Hope, the home sits in a prime position for commuters, with Stanford-le-Hope train station and A13 road links close by — ideal for those who like their mornings efficient and their evenings stress-free.

Inside, the tone is instantly welcoming. A bright entrance hallway leads to a convenient ground floor WC, before opening into a well-proportioned lounge designed for both relaxing and entertaining. To the rear, the real showstopper is the stunning kitchen/diner, complete with sleek integrated appliances and plenty of space for dinner parties, Sunday brunches or midweek takeaways.

Upstairs, the property continues to impress with two generous bedrooms, including a particularly flexible second bedroom benefitting from its own en-suite shower room — perfect for guests, sharers or anyone who appreciates a little extra privacy. A beautifully finished family bathroom completes the first floor.

Outside, the home offers parking facilities and a good-sized rear garden, providing the perfect balance of outdoor space without demanding all of your weekends.

Stylish, low-maintenance and perfectly placed — this is modern living done properly, in a location that continues to impress.

#### Area Guide – Stanford-le-Hope

Stanford-le-Hope is a well-connected Essex town that continues to grow in popularity with commuters, first-time buyers and families alike. Offering a balance of suburban living and everyday convenience, the area combines modern developments with established local amenities.

The town benefits from Stanford-le-Hope train station, providing direct rail links into London, while excellent A13 road connections make travel across Essex and towards the capital quick and straightforward. Local shops, cafés, supermarkets and schools are all close at hand, catering well to daily life.

For outdoor enthusiasts, nearby green spaces and riverside walks along the Thames offer a welcome escape, while neighbouring towns provide a wider choice of leisure facilities, bars and restaurants. With ongoing investment and modern developments such as Stanford Meadows, Stanford-le-Hope offers an attractive lifestyle option with strong long-term appeal.

#### Area Guide – Dovestone Close, Grays

Dovestone Close is ideally positioned within the popular Renovo development, offering modern living in a location that blends everyday convenience with excellent connectivity. Grays has become an increasingly attractive choice for buyers thanks to its strong transport links, wide range of amenities and ongoing regeneration.

Residents benefit from being just moments from Lakeside Shopping Centre and Thurrock Retail Parks, providing an impressive selection of shops, restaurants, cafés, leisure facilities and entertainment venues all within easy reach. For commuters, Chafford Hundred train station offers direct rail links into London, while nearby M25, A13 and A406 road links make travelling by car straightforward.

The area is well served by local schools, green spaces and scenic lakeside walks, creating a balanced lifestyle that suits both professionals and families. With modern developments, strong transport connections and an abundance of amenities on the doorstep, Dovestone Close offers a highly convenient and well-connected place to call home.



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**THE SMALL PRINT:**

Local Authority: Thurrock  
Council Tax Band: C

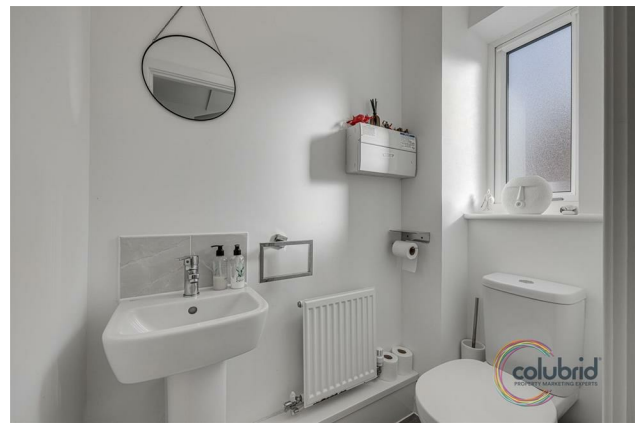
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

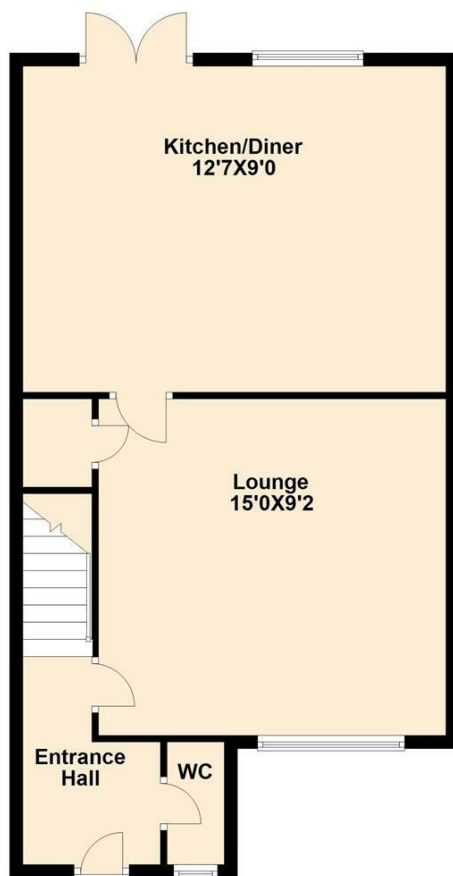
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

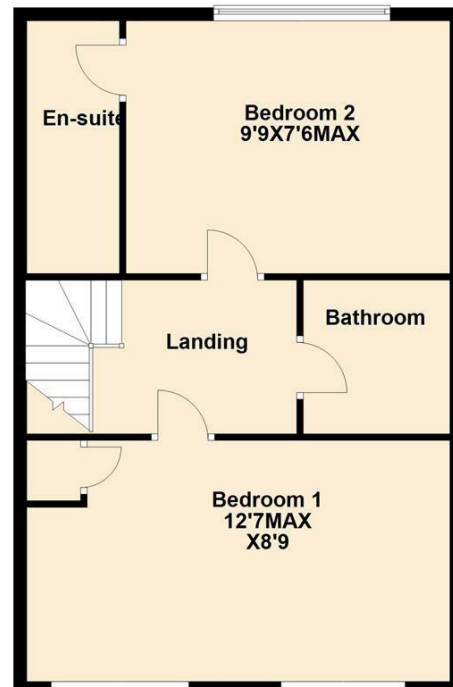
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

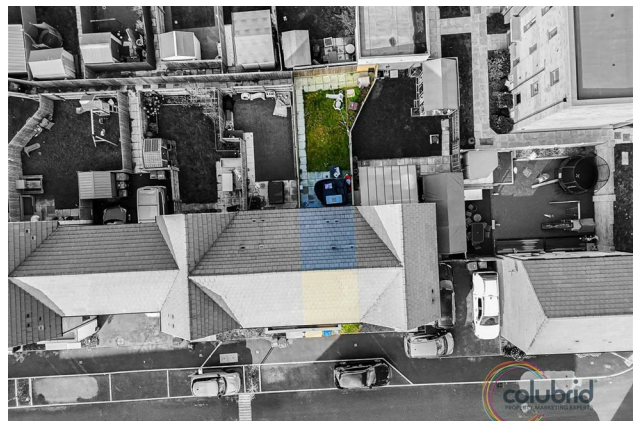


**Ground Floor**



**First Floor**





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