

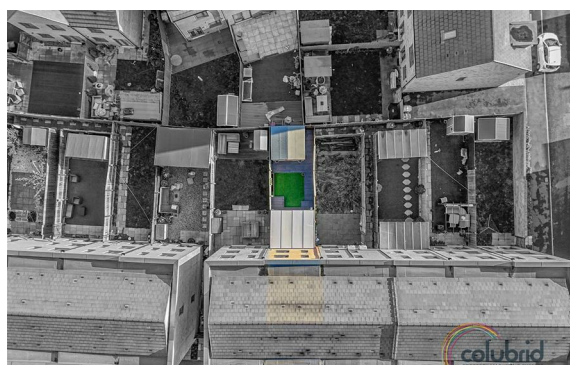


Brookfield Drive, Stanford-le-Hope

Guide Price £375,000



- Modern four-bedroom family home built in 2021 by one of the UK's largest and most reputable developers, ensuring quality construction and contemporary design throughout.
- Approximately five years NHBC warranty remaining, offering excellent reassurance and long-term peace of mind for the next owner.
- Prime position on the sought-after "Stanford Meadows" development, a popular and well-maintained residential area close to key amenities.
- Spacious open-plan kitchen/dining/family room, creating a superb social hub ideal for everyday living, entertaining and family gatherings.
- Convenient ground-floor WC and welcoming entrance hallway, adding practicality and comfort on arrival.
- Well-designed three-storey layout, providing a flexible living arrangement perfectly suited to families, guests or home working.
- Principal bedroom with stylish en-suite shower room, offering a private retreat with modern fittings and generous proportions.
- Two further bedrooms on the top floor plus a contemporary family bathroom, delivering versatility for children, visitors or office space.
- Beautifully landscaped rear garden featuring composite decking, covered seating area and low-maintenance artificial lawn—perfect for year-round enjoyment.
- Residents' and visitors' parking to the front, ensuring easy access and convenience for homeowners and guests.



GUIDE PRICE £375,000 - £450,000.

Say hello to your next hashtag-worthy home on Brookfield Drive, Stanford-le-Hope. Built in 2021 by one of the UK's biggest developers, this fabulous four-bedroom property still comes with around five years of NHBC warranty—because who doesn't love a little extra peace of mind?

Location-wise, it's a winner: Stanford-le-Hope train station, great schools and super-handy A13 links are all close by. Commuters, families and anyone who appreciates a quick getaway to Costco—this one's for you.

Inside, the inviting entrance hallway leads to a ground-floor WC (no more queueing!) and an impressive open-plan kitchen/dining/family room. It's bright, stylish and made for hosting everything from birthday dinners to low-key Netflix nights.

Head up to the first floor for two generous bedrooms, including a principal suite with en-suite that's perfect for pretending you're in a boutique hotel. The second floor adds two more bedrooms plus a chic family bathroom, giving you all the space—and excuses—you need to have guests stay over.

Outside, the landscaped rear garden is ready for action: composite decking, a covered seating area and low-maintenance artificial lawn mean more chilling, less mowing. Front parking for residents and visitors keeps things easy, too.

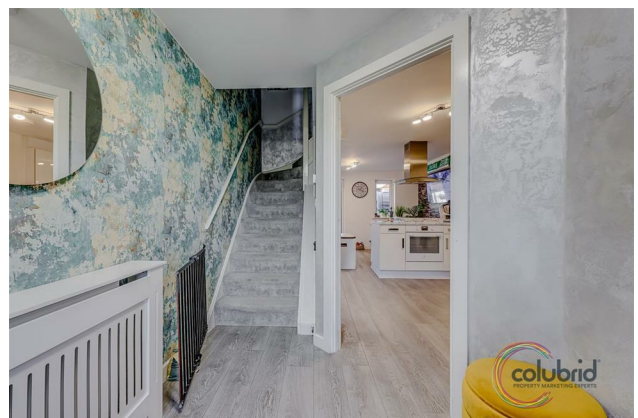
Modern, immaculate and effortlessly cool—this home is one you'll want to snap, share and settle into. Early viewing highly recommended!

Stanford-le-Hope is a friendly and well-connected Essex town that blends suburban calm with everyday convenience. Loved by commuters, it offers direct rail services into London Fenchurch Street while also sitting close to major road links including the A13—making travel a breeze whether you're heading into the city or exploring the coast.

Families are well-catered for with a choice of popular local schools, leafy parks and plenty of outdoor spaces, including nearby Thameside nature reserves perfect for weekend walks. The town centre provides a useful mix of independent shops, cafés, supermarkets and everyday amenities, giving the area a community feel with everything within easy reach.

Neighbouring towns such as Chafford Hundred, Basildon and Grays offer additional retail and leisure options, while Lakeside Shopping Centre is only a short drive away for big-name stores, dining and entertainment.

Quiet, convenient and well-connected, Stanford-le-Hope continues to attract those seeking a balanced lifestyle with great transport links and a welcoming community atmosphere.



Colubrid.co.uk

THE SMALL PRINT:

Council Tax Band: C
Local Authority: Thurrock
Estate Charge £400.00 per annum

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.

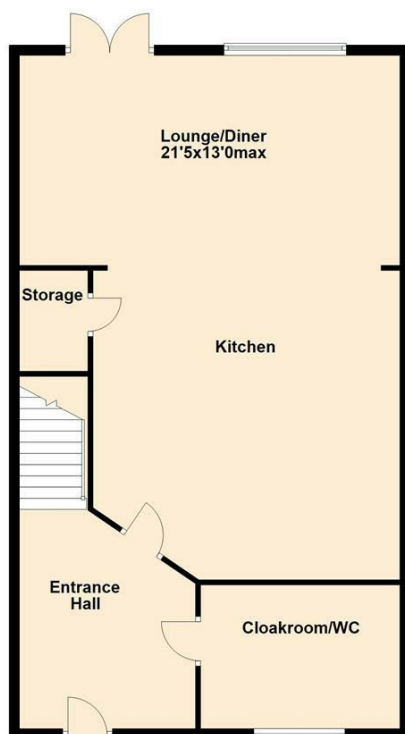
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

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

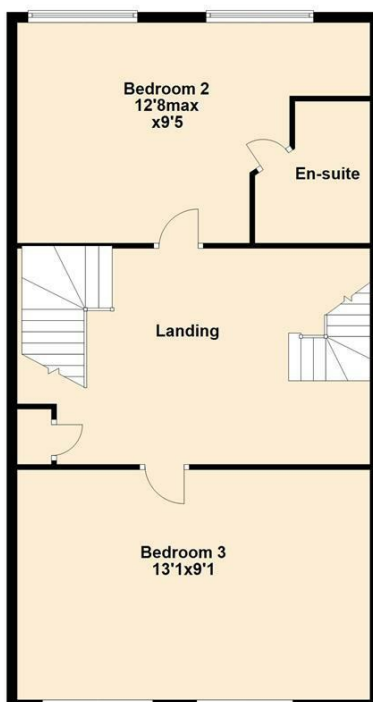
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor



First Floor



Second Floor

