



Located within the desirable "Stanford Meadows" development on Brookfield Drive, this beautifully presented semi-detached family home combines contemporary living with everyday convenience. Built in 2021 by one of the UK's leading housebuilders, the property still benefits from approximately six years of NHBC new build warranty, offering added reassurance for buyers.

- Lounge (14'3 x 12'4)
- Kitchen/Diner (8'9 x 15'7)
- Ground Floor WC
- Bedroom 1 (9'11 x 12'4) max
- En-Suite
- Bedroom 2 (7'5 x 8'10)
- Bedroom 3 (7'5 x 6'6)
- Three-Piece Bathroom Suite
- Westerly Facing Rear Garden
- Driveway Parking

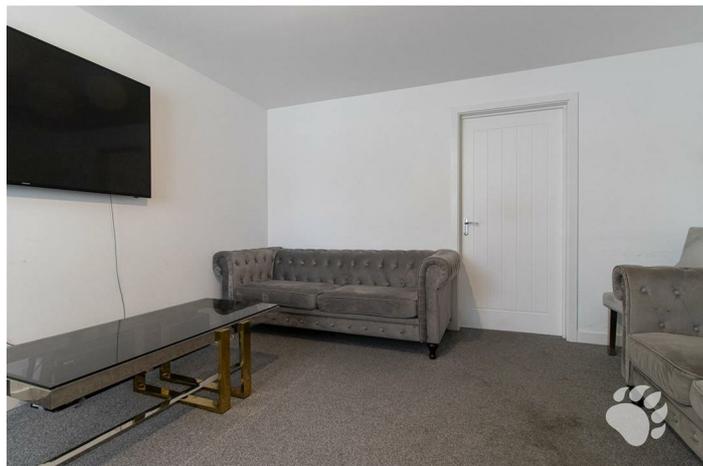
## Brookfield Drive

Stanford-le-Hope

**£380,000**



# Brookfield Drive



Step inside to a welcoming entrance hallway that gives access to a convenient ground floor cloakroom/WC and leads into a spacious lounge—perfect for relaxing or entertaining. At the rear of the home, the stylish open-plan kitchen/diner provides the ideal setting for family meals or hosting guests, complete with ample cupboard space, modern appliances, and French doors opening to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom features a built-in storage cupboard and a private en-suite shower room. Two additional bedrooms are served by a sleek family bathroom, all finished to a high modern standard.

Externally, the generous rear garden features a patio seating area and low-maintenance artificial lawn—ideal for children, pets, or al fresco dining. A side access gate adds convenience, and a driveway at the front of the property provides parking for multiple vehicles.

This impressive home is ideally located close to Stanford-le-Hope train station and the town centre, making it perfect for commuters and growing families alike. Don't miss the opportunity to secure a modern, move-in ready home in one of the area's most sought-after neighbourhoods.

Council Tax Band: C

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML)

check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

## **Entrance Hall**

## **Ground Floor WC**

## **Lounge (14'3 x 12'4)**

## **Kitchen/Diner (8'9 x 15'7)**

## **Under-Stairs Storage**

## **Bedroom 1 (9'11 x 12'4) max**

## **En-Suite**

## **Bedroom 2 (7'5 x 8'10)**

## **Bedroom 3 (7'5 x 6'6)**

## **Three-Piece Bathroom Suite**

## **Airing Cupboard**

## **Westerly Facing Rear Garden**

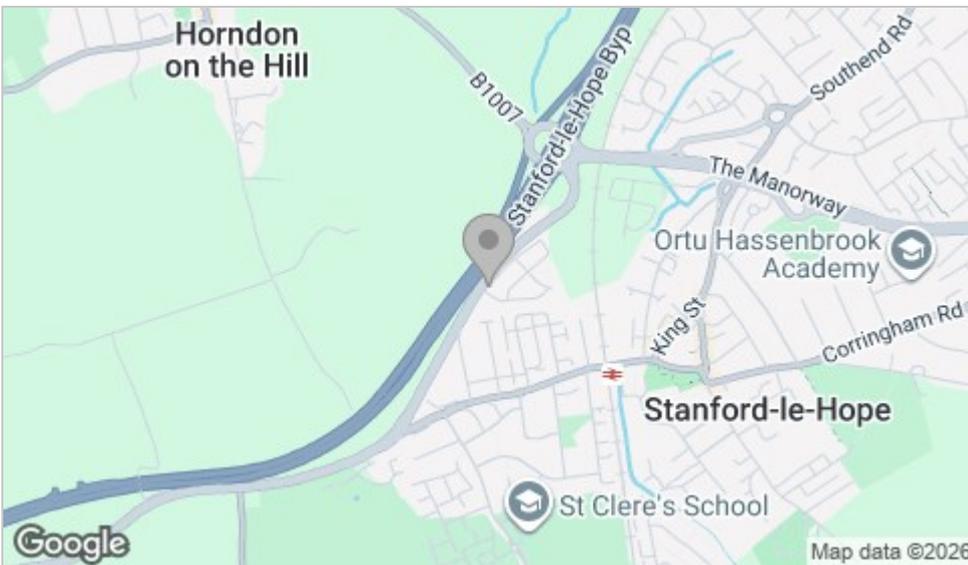
## **Driveway Parking**



# Floor Plan



# Area Map



# Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

