



BOWDEN  
BRADLEY



36 Berwick Lane  
, Stanford Rivers, CM5 9PZ

Guide price £900,000





## 36 Berwick Lane

, Stanford Rivers, CM5 9PZ

Guide Price £900,000 - £950,000

Picturesque semi-rural setting of Stanford Rivers, this stunning detached house offers a unique blend of historical charm and modern living. Set over, close to 2500 sq. ft, The property has been beautifully modernised throughout, providing a comfortable and stylish home for families.

This residence boasts three spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The property features four well-appointed bedrooms, in the main house, ensuring ample space for family members or guests.

In addition to the main house, there is a delightful two-bedroom guest house, ideal for accommodating visitors or as a private space for older children. The property is set within a secure gated environment, offering peace of mind and privacy. The addition of a garage and outbuilding further enhances the practicality of this home.

The expansive driveways provide ample parking for multiple vehicles, making it convenient for families and guests alike. With no onward chain, this property is ready for you to move in and start creating lasting memories.

This exceptional home in Stanford Rivers is perfect for those seeking a tranquil lifestyle while still being within easy reach of local amenities. Don't miss the opportunity to make this beautiful property your own.

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front







Living Room  
24'8" x 12'9" (7.54 x 3.91)

Kitchen/Dining Area  
22'6" x 10'11" (6.86 x 3.33)

Hallway

Utility

Bedroom  
9'1" x 12'9" (2.77 x 3.89)

Toilet

Bathroom

Bedroom  
15'11" x 13'3" (4.86 x 4.04)

Landing

Bedroom  
9'10" x 14'4" (3.02 x 4.37)

Shower Room

Bedroom  
8'5" x 15'1" (2.57 x 4.62)

Workshop  
15'3" x 9'8" (4.65 x 2.97)

Annex

Kitchen/Living/Dining Room  
17'10" x 18'8" (5.46 x 5.69)

Bathroom

Bedroom  
9'8" x 9'2" (2.96 x 2.8)

Bedroom  
8'7" x 11'3" (2.62 x 3.43)

Garage  
9'8" x 17'8" (2.95 x 5.41)

Garden



**Ground Floor**  
Approx. 106.1 sq. metres (2110.0 sq. feet)

**First Floor**  
Approx. 23.0 sq. metres (234.2 sq. feet)

**Third Floor**  
Approx. 19.0 sq. metres (206.8 sq. feet)

**Ground Floor Details:**

- Garage: 2.00m x 4.45m (6'6" x 14'7")
- Workshop: 4.00m x 3.00m (13'2" x 9'8")
- Living Room: 7.34m x 3.95m (24'1" x 12'10")
- Kitchen/Dining Area: 6.80m x 3.30m (22'6" x 10'10")
- Bedroom: 2.75m x 3.00m (9'1" x 10'0")
- Bedroom: 4.00m x 3.00m (13'2" x 9'8")
- Bedroom: 2.00m x 2.20m (6'7" x 7'3")
- Bedroom: 2.00m x 3.40m (6'7" x 11'2")
- Kitchen/Living/Dining Room: 5.00m x 5.00m (16'5" x 16'5")
- Bathroom
- WC
- Utility
- Staircase
- Porch

**First Floor Details:**

- Bedroom: 2.00m x 11'7" x 6'6m (13'2") max
- Bedroom: 2.00m x 10'1" x 6'6m (13'2") max
- Shower Room
- Landing

**Third Floor Details:**

- Bedroom: 2.00m x 11'7" x 6'6m (13'2") max
- Bedroom: 2.00m x 10'1" x 6'6m (13'2") max
- Shower Room
- Landing

Total area: approx. 227.1 sq. metres (2444.8 sq. feet)

Please contact our Bowden Bradley Office on 0208 0593 593  
if you wish to arrange a viewing appointment for this property or require further information.

Bansal House Bracken Industrial Estate, 185 Forest Road, Hainault, Essex, IG6 3HX  
Tel: 0208 0593 593 Email: [info@bowdenbradley.co.uk](mailto:info@bowdenbradley.co.uk)

**Energy Efficiency Rating**

| Rating      | Current | Potential |
|-------------|---------|-----------|
| A (92 plus) |         |           |
| B (81-91)   |         |           |
| C (69-80)   |         |           |
| D (55-68)   |         |           |
| E (39-54)   |         |           |
| F (21-38)   |         |           |
| G (1-20)    |         |           |

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current: 52, Potential: 75

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating      | Current | Potential |
|-------------|---------|-----------|
| A (92 plus) |         |           |
| B (81-91)   |         |           |
| C (69-80)   |         |           |
| D (55-68)   |         |           |
| E (39-54)   |         |           |
| F (21-38)   |         |           |
| G (1-20)    |         |           |

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

Current: 75, Potential: 92

**England & Wales** EU Directive 2002/91/EC