



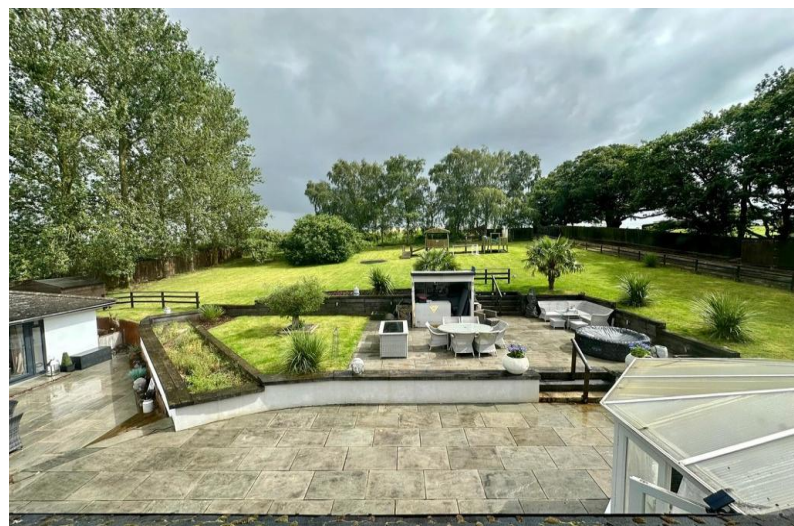
**Claverhambury Road  
Waltham Abbey, EN9 2BL**

### **MIXED RESIDENTIAL AND COMMERCIAL PROPERTY**

APPROX 1.5 ACRE PLOT HOUSING THREE SEPARATE DWELLINGS WITH INDIVIDUAL TITLES.

Mixed residential and commercial usage. . Stunning main residence with separate detached bungalow and further park home plot. **UNIQUE OPPORTUNITY FOR A MULTIPLE DWELLING PROPERTY IN SEMI RURAL LOCATION.**  
Opportunity for passive rental income from both residential and commercial income.

**PRICE: £1,200,000.00 FREEHOLD**





## Property Description

This freehold property offers a unique opportunity as it, unusually, offers three freehold titles within its boundary. This allows for many different opportunities for further development and or housing many different family dynamics.

The title is a mixed residential and commercial use whereby there are commercial elements including a fully functioning office space attached to the main residence. Additionally there are detached commercial containers with power and light connected on the rear boundary. Historically these were rented out to small businesses, and still offer the same opportunity.

Access to the property is granted via an in / out drive with a long drive to the West side of the property which allows access to the rear boundary and offices.



This would ensure a good degree of separation from the residential properties if you wanted to isolate the individual areas.



The residential properties comprise of the main residence which is an imposing four bedroom three bathroom chalet style detached bungalow. There is a large kitchen with central peninsular, utility/boot room, conservatory and a large social lounge with fireplace feature. Historically the lounge was an entertainment room but the current vendors have formally divided the space to create a 26' lounge and a separate office measuring approx. 22'. This is easily re-instated if you wanted an entertainment space. Additionally attached to the main residence are the garages which we understand from the sellers has had planning permission passed to create a residential studio apartment. (Please enquire for further information)



Totally separate from the main residence on a separate freehold title is The Annexe. This is a stunning detached bungalow with a large living area, double bedroom suite with shower and walk in dressing room. This property has been developed in recent years and therefore displays modern high quality fixtures and fittings including a white high gloss kitchen and separate utility room. There is a large courtyard front garden and a small decked rear garden within its boundary.



The third title is granted to The Caravan which is a park home on a generous plot. This is currently not occupied but offers an excellent opportunity to develop the space into something more formal.

Externally the boundary, we understand, is approaching 1.5 acres but this is currently un-measured.

Properties of this complexity and diversity must be viewed to be fully understood and rarely come to market, as such, early viewing is highly recommended.



## ACCOMMODATION IN BRIEF COMPRISES:

### MAIN RESIDENCE

Formally known as Deer Park

#### ENTRANCE HALL

11' 1" x 12' 10" (3.38m x 3.91m)

#### LOUNGE

26' 9 Max" x 22' 6" (8.15m x 6.86m)

#### KITCHEN

22' 8" x 16' 6" (6.91m x 5.03m)

#### CONSERVATORY

9' 2" x 13' 11" (2.79m x 4.24m)

#### UTILITY ROOM

10' 2" x 6' 00 Max" (3.1m x 1.83m)

#### OFFICE

22' 00" x 15' 8" (6.71m x 4.78m)

#### BATHROOM

9' 00" x 7' 2" (2.74m x 2.18m)

#### BEDROOM TWO

13' 4" x 11' 1" (4.06m x 3.38m)

#### BEDROOM THREE

11' 11" x 11' 1" (3.63m x 3.38m)

#### BEDROOM FOUR/STUDY

12' 1" x 11' 2" (3.68m x 3.4m)

#### EN SUITE SHOWER

7' 10" x 5' 00" (2.39m x 1.52m)



### FIRST FLOOR

#### BEDROOM ONE

21' 5" x 15' 10 mAX" (6.53m x 4.83m)

#### EN SUITE BATHROOM

10' 2" x 15' 5 Max" (3.1m x 4.7m)

#### WALK IN WARDROBE

30' 6" x 7' 10" (9.3m x 2.39m)

#### WALK IN CUPBOARD

6' 1" x 7' 10" (1.85m x 2.39m)



### SEPARATE DETACHED BUNGALOW

Formally noted as 'The Annexe'

#### ENTRANCE HALL

6' 3 Max" x 7' 7" (1.91m x 2.31m)

#### LOUNGE AREA

16' 7" x 21' 00" (5.05m x 6.4m)

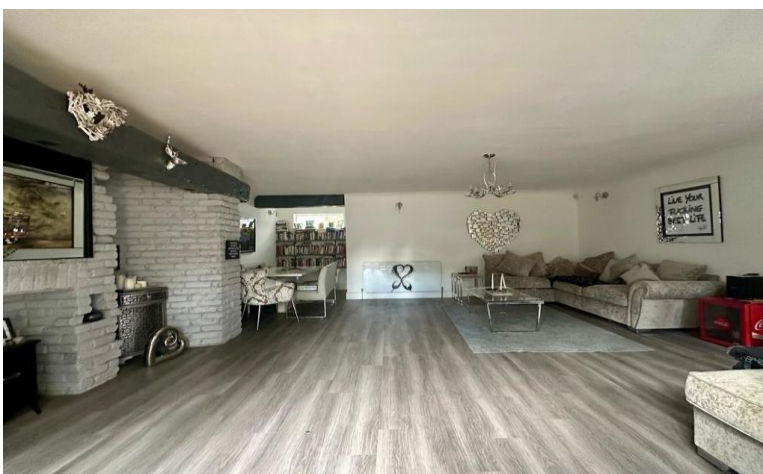
#### KITCHEN AREA

15' 7" x 13' 9" (4.75m x 4.19m)

#### UTILITY ROOM

9' 6" x 5' 00" (2.9m x 1.52m)

#### CLOAKROOM





4' 11" x 3' 9" (1.5m x 1.14m)

**BEDROOM**

14' 7" x 12' 11" (4.44m x 3.94m)

**EN SUITE BATHROOM**

8' 10" x 8' 1" (2.69m x 2.46m)

**WALK IN WARDROBE**

8' 9" x 6' 00" (2.67m x 1.83m)

**EXTERIOR**

**OFFICE ONE**

19' 8" x 6' 10" (5.99m x 2.08m)

**OFFICE TWO**

14' 5" x 6' 10" (4.39m x 2.08m)

**EXTERNAL WC**

**THE CARAVAN**

Park home set on a separate freehold title

**NOTES TO CONSIDER:**

We understand water supply is via a private bore hole and sewage is within a neighbour consortium at approx. £30.00 pcm.

Oil and electricity supply is connected

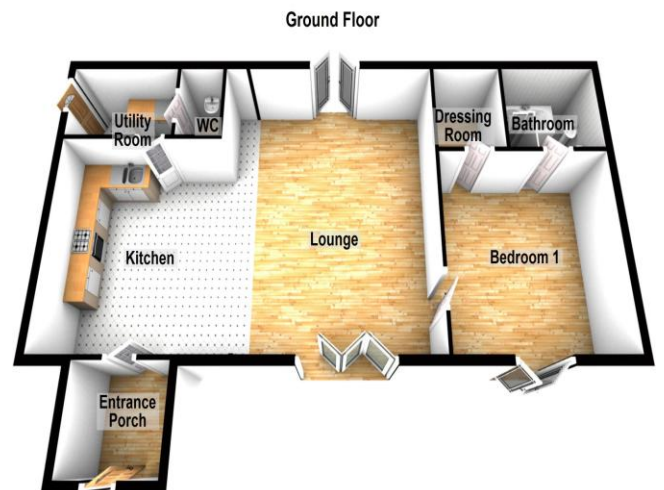
Council Tax within Epping Forest:

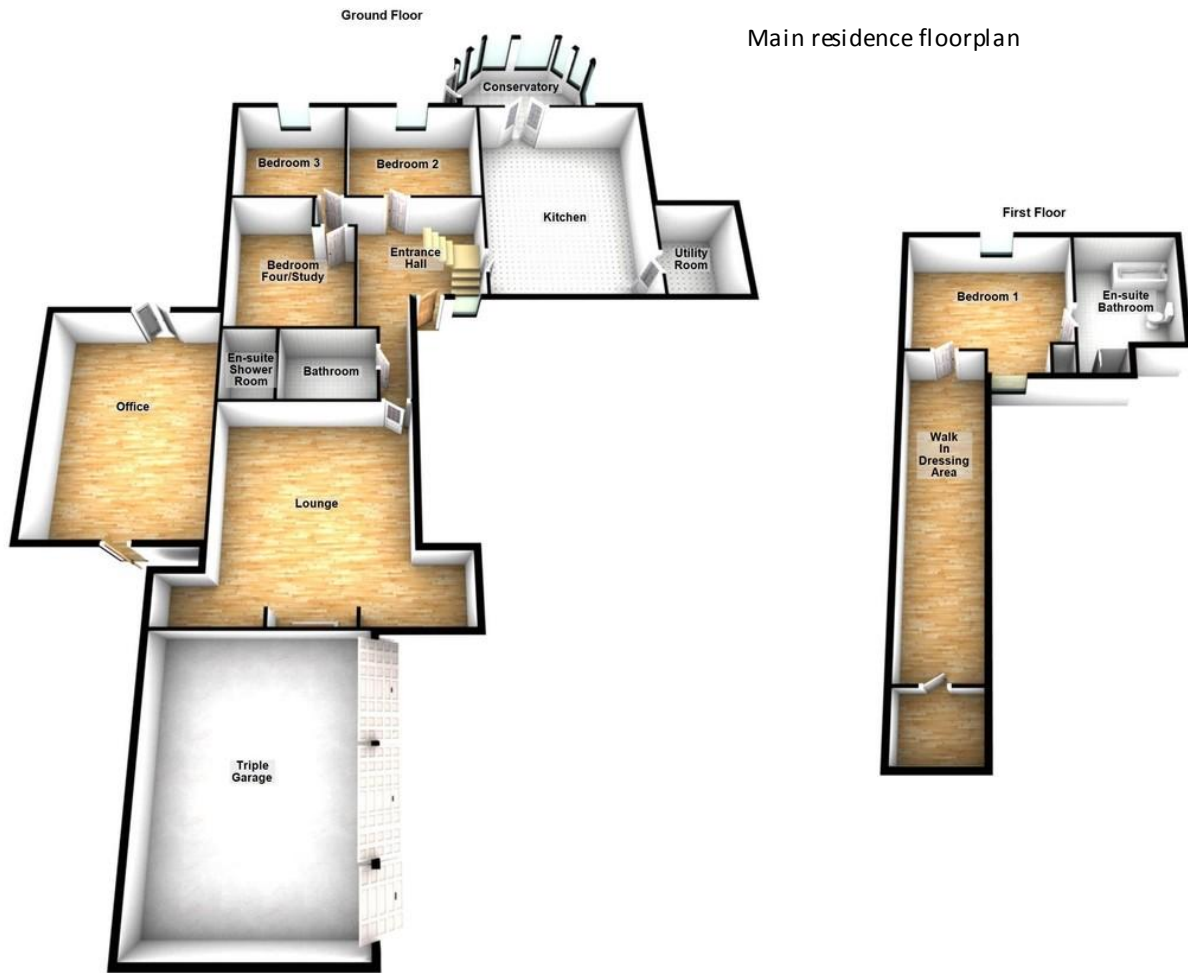
Main Residence: Band G

The Annexe: Band B

The Caravan: Band A

The Annexe floorplan





Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements