



# TOWNMEAD MEWS

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WALTHAM ABBEY



Townmead Mews is an exclusive new development perfectly positioned in the vibrant heart of Waltham Abbey. Blending contemporary design with a charming village feel, this boutique collection of five, three-bedroom chalet-style bungalows with an additional study offers a rare opportunity to enjoy modern living in one of Essex's most historic and well-connected towns.

Designed with comfort, flexibility and style in mind, each home at Townmead Mews features spacious open-plan living areas, thoughtfully crafted interiors and impressive natural light throughout. The additional study creates the perfect environment for home working, a hobby room or a quiet retreat. Set within a private mews, the development offers a peaceful residential setting while being just

moments from Waltham Abbey's bustling high street, independent shops, cafés and essential amenities. The surrounding green spaces, including the renowned Lea Valley Regional Park provide endless opportunities for walking, cycling and outdoor leisure.

Excellent transport links ensure effortless connectivity, with convenient access to the M25, A10 and nearby

rail stations offering routes into London and beyond. Whether you're upsizing, downsizing or seeking a home that adapts to modern lifestyles, Townmead Mews delivers a unique blend of comfort, convenience and contemporary living.



## LEISURE

- River Lee Country Park
- Claverhambury Carp Lakes
- Nazening Golf Course
- Lee Valley White Water Centre
- Epping Forest
- Roydon Marina Village
- Hertfordshire Zoo
- Waltham Abbey Gardens

## TRANSPORT

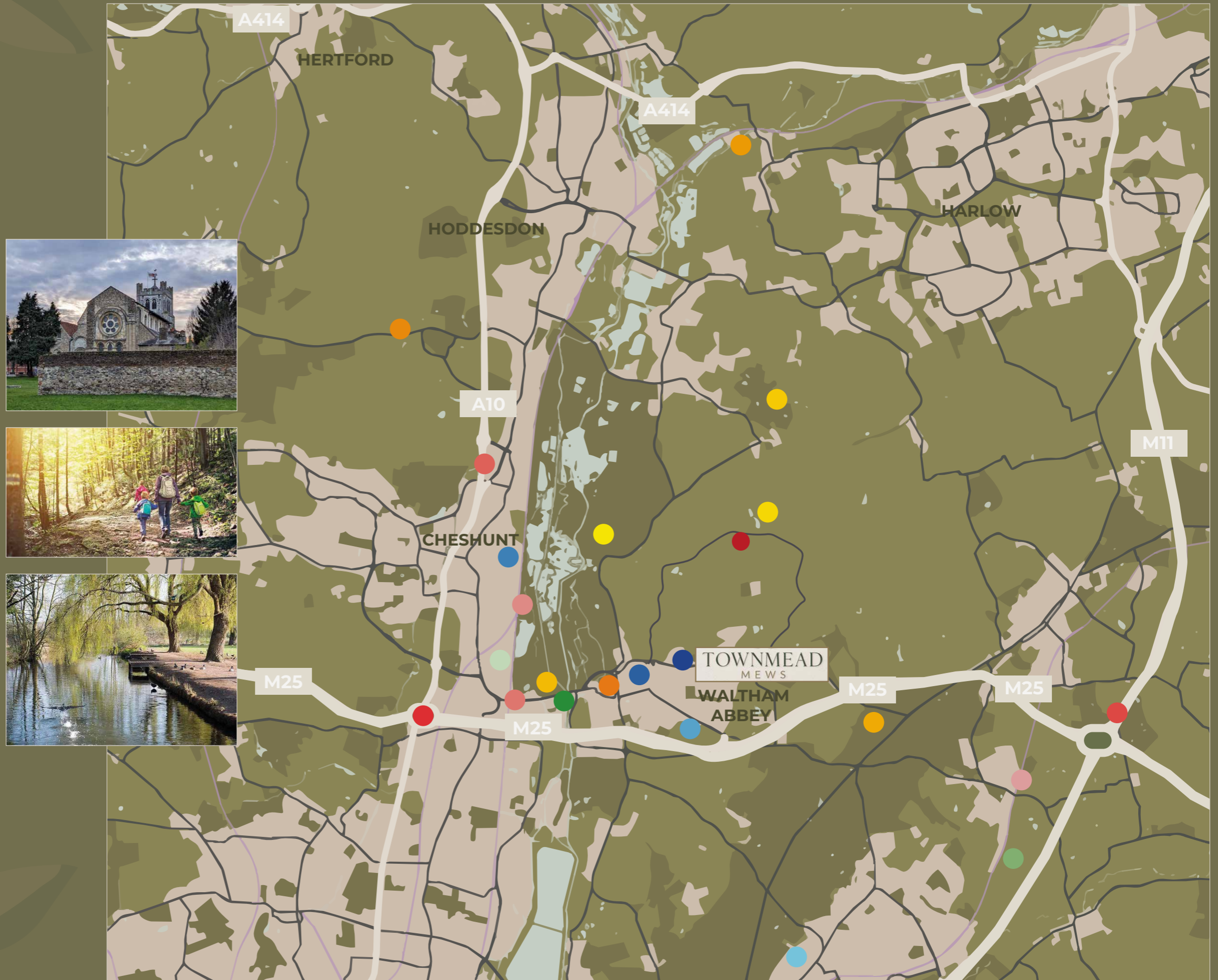
- M25 Junction 26 - 2.5 miles
- M11 - 7 miles
- A10 - 2 miles
- Waltham Cross Station - 1.2 miles
- Cheshunt Station - 3.2 miles
- Theydon Bois Tube Station (Central Line) - 5 miles

## SCHOOLS

- King Harold Academy (Secondary)
- Waltham Holy Cross Primary
- Brookland Junior School
- Leverton Primary School
- Oaklands School (Independent Preparatory)

## SHOPPING

- Highbridge Retail Park
- Epping Forest Retail Park
- Pavilions Retail Park



# SPECIFICATION

## KITCHEN / DINING / LIVING

- Award winning Shaker Style kitchen
- Quartz stone worktops, upstands and full splashback by Hob
- Bosch Integrated appliances include

## BATHROOMS & EN-SUITES

- Luxury modern baths and showers with thermostatic mixers
- Wall hung vanity cabinets and basin
- Wall hung toilets with concealed WC cisterns
- Porcelain tiles to floor and wet area walls

## EXTERNAL AREAS

- Two private car parking spaces for each home
- Active EV charging
- Turfed rear garden and paved walking access areas
- External water tap and electric socket

## GENERAL

- Ground floor underfloor heating throughout
- Ground floor luxury Amtico flooring finish
- First floor Victoria Carpets finish
- Aluminium bi-fold doors
- Air sourced heat pump with 200L cylinder
- Plumbing ready for washing machine and dryer

## WARRANTY

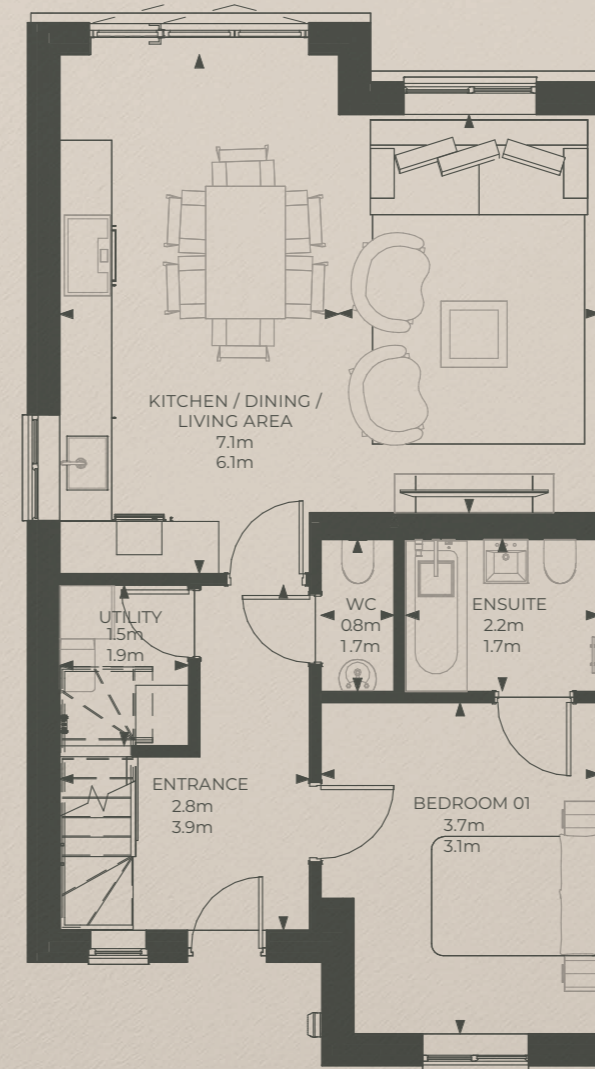
- All our new homes come with a 10 year warranty issued by Build-Zone Insurance
- Two years fixture and fittings customer care with Abele Homes



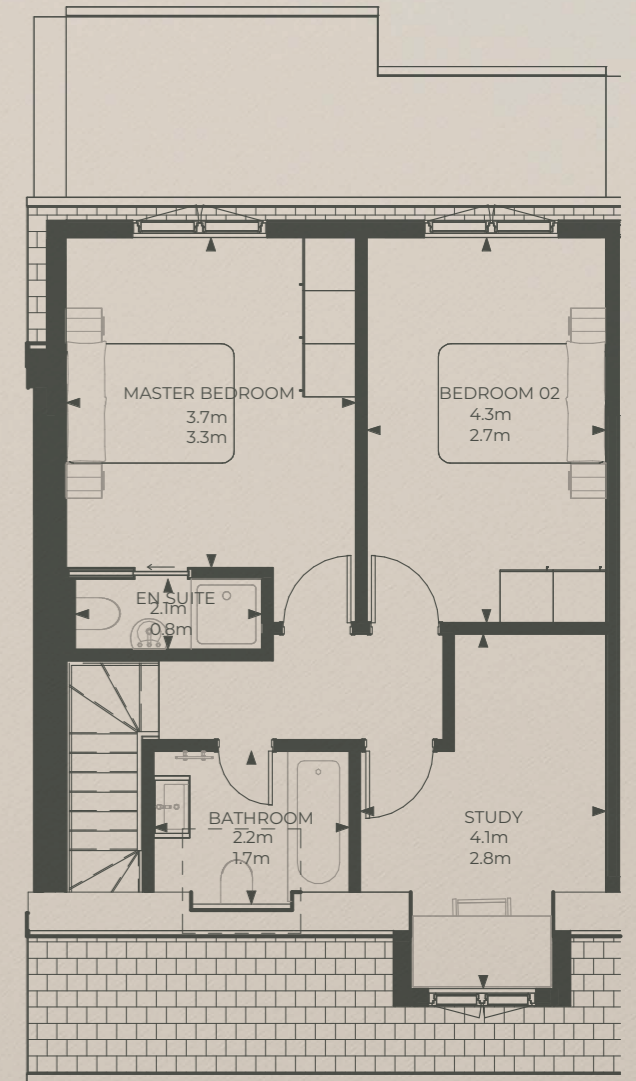
# FLOORPLANS

## PLOTS 1-5\*

1,173sqft / 109sqm



GROUND FLOOR



FIRST FLOOR

| PLOT 1                         |             |                 |
|--------------------------------|-------------|-----------------|
| Kitchen / Dining / Living Area | 7.1m x 6.1m | 23.3ft x 19.7ft |
| Master Bedroom                 | 3.7m x 3.3m | 12.1ft x 10.8ft |
| Bedroom 1                      | 3.7m x 3.1m | 12.1ft x 10.2ft |
| Bedroom 2                      | 4.3m x 2.7m | 14.1ft x 8.9ft  |
| Study                          | 4.1m x 2.8m | 13.5ft x 9.2ft  |

\*Plots 2, 4 & 5 are handed.



## CONTACT LANES EXCLUSIVE HOMES

0208 059 0311

[london@lanesexclusivehomes.co.uk](mailto:london@lanesexclusivehomes.co.uk)



Townmead Mews, Townmead Road, Waltham Abbey, EN9 1RP

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