



HONEY LANE

WALTHAM ABBEY

PHASE 2



Regenta





Welcome to HONEY LANE

Beautifully built in a traditional style, with generously proportioned rooms and ample light, the new community of houses in Honey Lane offers the opportunity to buy the perfect family home, with a school just down the road and open green spaces close by.

Step inside and you'll appreciate the care and craftsmanship in the well-appointed kitchen and spacious living areas. Bedrooms are generously sized and bathrooms feature contemporary fixtures and fittings.

Décor has been kept neutral, inviting you to make your own style statement. Outside, you will have your own driveway and garden.

Surrounded by greenery and yet within easy commuting distance of London, this is a great place to raise a family.



A beautiful place to
CALL HOME



Waltham Town Lock on the River Lea Navigation, near Waltham Cross



Canoe Slalom at Lee Valley White Water Centre



Sun Street in the historic town of Waltham Abbey



Cornmill Meadow in Waltham Abbey, part of the Lee Valley Park



The Abbey Church of Waltham Holy Cross and St Lawrence

Perfectly nestled between the LEE VALLEY & EPPING FOREST

With one of London’s best parks on one side and the finest ancient forest on the other, you’ll be surrounded by the beauty of nature.

Lee Valley is, in fact, London’s largest park, following the river all the way down from the open countryside to the site of the 2012 London Olympic games in Stratford. It offers everything you could wish for, from the thrills of the white-water centre to tranquil walks across the Walthamstow marshes. As you immerse yourself in the surrounding parks and gardens you will also be able to find sporting activity outlets for Golf , Athletics, Hockey and Tennis.

In the other direction, Epping Forest is the perfect place for a Sunday walk. Full of character and steeped in history, its ancient pathways are a different experience with every season of the year.

Waltham Abbey itself is a charming town that dates back centuries, yet also offers a good choice of contemporary shops, cafés, pubs, restaurants and takeaways, together with a leisure centre and local football team.

LOCAL SHOPS & AMENITIES	
The Woodbine Inn	1.1 miles
Co-op - Waltham Abbey	1.3 miles
Vintner & Mason	1.3 miles
Tesco Superstore	1.5 miles
Waltham Abbey Leisure Centre	1.5 miles
Miller & Carter Epping Forest	2 miles
The Horseshoes Country Pub	2.5 miles

PLACES OF INTEREST	
Waltham Abbey Gardens	1.3 miles
Epping Forest	2.2 miles
Lee Valley White Water Centre	2.2 miles
Lee Valley Animal Adventure Park	3.0 miles
Copped Hall	3.0 miles
Lee Valley Leisure Complex	6.7 miles
Paradise Wildlife Park	9.1 miles

Distances : www.google.co.uk/maps

There's so much to explore
**IN ESSEX, LONDON
& BEYOND**



Well connected to THE CITY

From Waltham Cross station it's just half an hour into London Liverpool Street, making it a straightforward commute into the financial district, with accessible road connections to the rest of the capital. Alternatively, Loughton underground station on the Central line is only a 15 minute drive away.

Road connections are accessible too – the nearest junction of the M25 is just 0.6 miles drive away. The nearby A10 connects you to the centre of London or out towards Hertford and Cambridge. Whether you're taking a drive into the Essex countryside or linking up with the motorway network and heading further afield, Honey Lane is the perfect starting point.

Stansted and London City airports are both easy to reach, as is the Eurostar terminal at St Pancras. Yet, maybe the best form of transport when you live at Honey Lane, is to take a small boat for the day and explore the beauty of the River Lee.

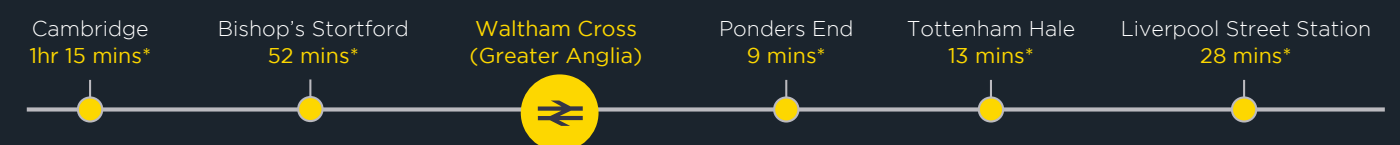


Loughton tube station

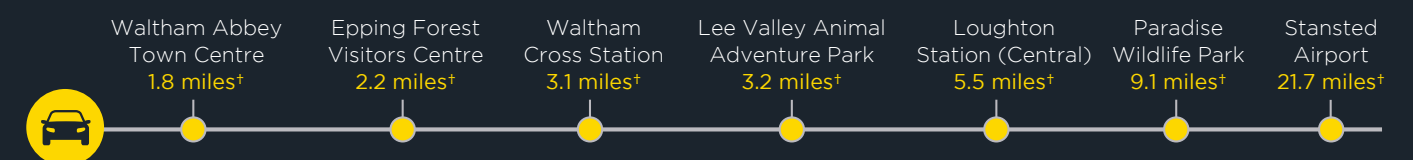


GREAT CONNECTIONS

BY TRAIN FROM WALTHAM CROSS STATION



DRIVING FROM HONEY LANE



Travel times taken from *www.nationalrail.co.uk and †www.google.co.uk/maps





SPECIFICATION

KITCHEN

- Fitted kitchens with handleless units
- Bosch electric single oven and four zone induction hob with integrated extractor hood
- Bosch integrated fridge/freezer
- Slimline wine cooler
- Bosch integrated dishwasher
- Bosch integrated washer/dryer
- Quartz worktops with matching up-stand
- Blanco undermount sink and mixer tap
- Brushed chrome electrical sockets

BATHROOMS & ENSUITE

- Contemporary Saneux sanitaryware
- Wall hung toilets
- Heated chrome towel rail
- Porcelain wall and floor tiling
- Pivot glass bath screen

DECORATIVE FINISHES

- Polished and satin chrome ironmongery
- Laminate flooring to kitchen / dining room and hallway
- Carpet to living room, all bedrooms, stairs and landing
- White spindle with oak handrail
- White emulsion to ceilings and walls
- Prefinished oak doors

HEATING

- Thermostatically controlled through NEST
- Gas eco boiler
- Radiators throughout

ELECTRICAL

- White sockets to every room except kitchen
- Downlights to kitchen and master bedroom
- Pendant lighting to bedrooms 2, 3 and 4
- Under unit LED lighting to kitchen

HOME ENTERTAINMENT/ COMMUNICATIONS

- TV + BT sockets to master bedroom and living area
- Pre-wired for SKY Q

SECURITY

- Smoke detectors

GENERAL AND EXTERNAL FINISHES

- Private exterior gardens to all houses with patio and turf
- Patio doors to kitchen/dining area
- Contemporary outside lighting
- Solar panels
- Two allocated car parking spaces per property
- External power socket for electric car charging

WARRANTY

- 10 year warranty
- Structural warranty provided by AHCI Insurance

The specification details contained in this brochure are correct at the date of print but may vary as building work progresses. Images are representative only and are from a previous Regenta development. The specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. September 2024.



*Two exceptional family homes on Honey Lane
 in Waltham Abbey, Essex*

SITE PLAN



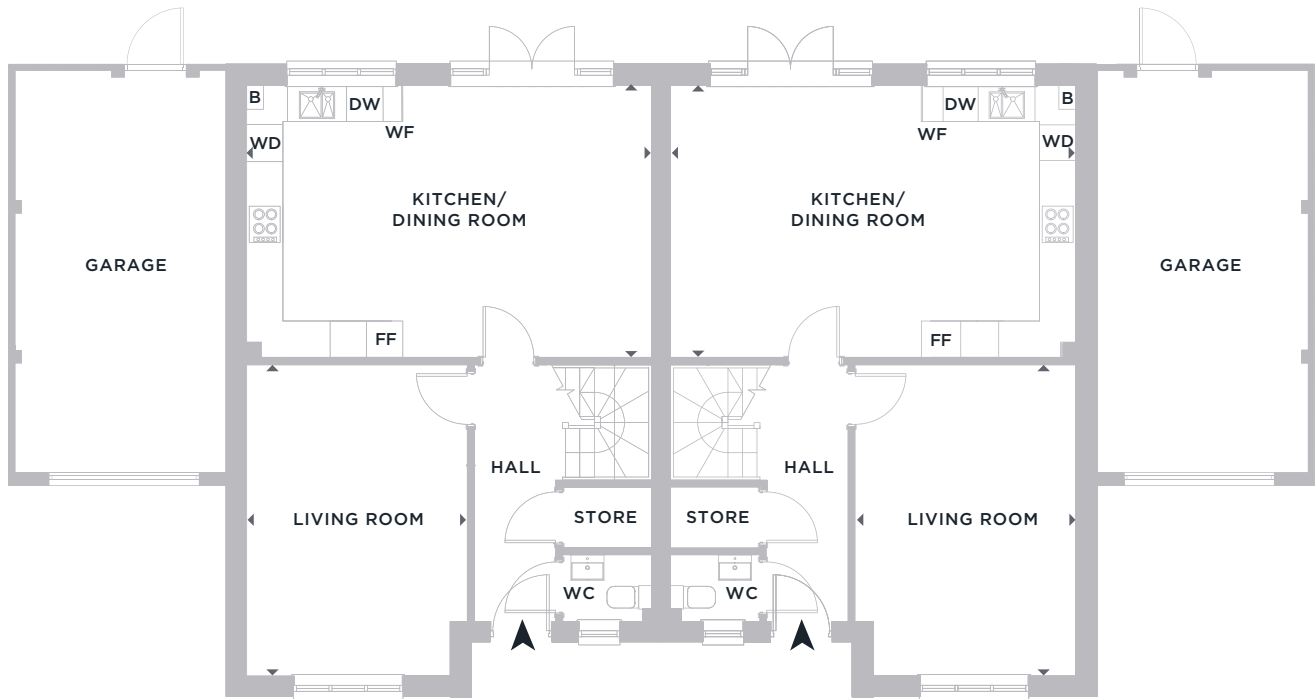
The above site plan is for illustrative purposes only. The landscaping, the house designs, boundaries and positions of roads and footpaths and other facilities or amenities may change as the development proceeds. August 2024. Please speak to our Sales Consultant for further information.

PLANS

1A & 1B

TOTAL AREA: 124.8 SQ.M. 1,343 SQ.FT.

Ground Floor



LIVING ROOM		
5.19m x 3.70m	17'0" x 12'2"	
KITCHEN / DINING ROOM		
6.81m x 4.57m	22'4" x 15'0"	
GARAGE		
6.65m x 3.50m	21'8" x 11'4"	

- KEY
- B - Boiler
 - WC - Cloakroom
 - WF - Wine Fridge
 - DW - Dishwasher
 - WD - Washer Dryer
 - FF - Fridge Freezer



Front Elevation

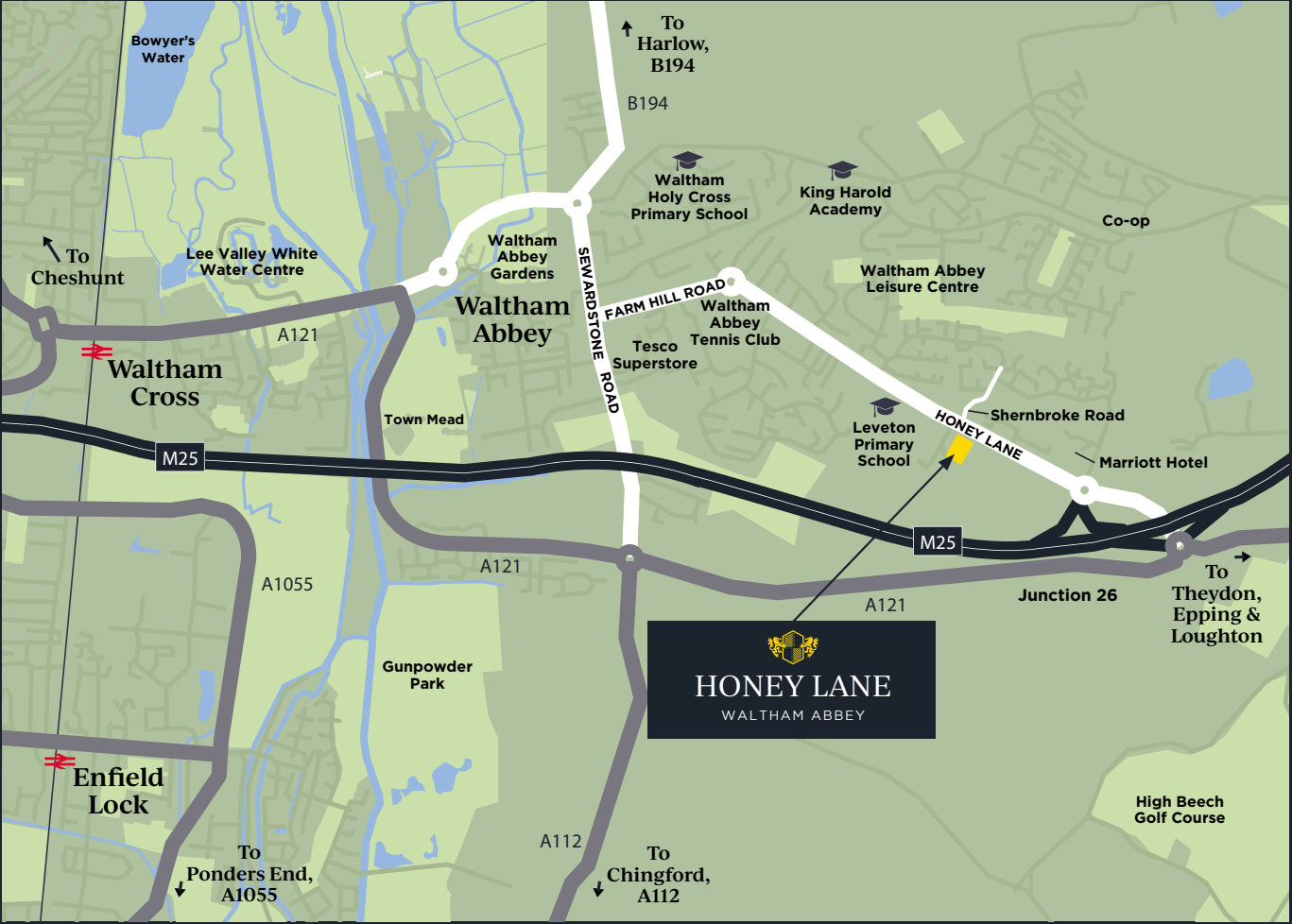
First Floor



BEDROOM 1		
4.62m x 3.41m	15'2" x 11'2"	
BEDROOM 2		
4.22m x 3.30m	13'10" x 10'10"	
BEDROOM 3		
3.42m x 3.05m	11'3" x 10'0"	
BEDROOM 4		
3.31m x 2.27m	10'10" x 7'5"	

Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct at time of going to press.

FIND US



Honey Lane,
Waltham Abbey, Essex EN9 3BA

Regenta is an award-winning business providing high-quality homes in London and the South East. We are wholly owned by SiteSales Property Group, a property specialist with over 35 years of experience.



Abbotts Gate, Stapleford Abbots



Gilpin Mews, Ware



Leyton Place, Leyton

We put the customer at the heart of every development. All of our homes offer large, flexible living spaces, contemporary interiors and the highest quality specification.

What makes Regenta unique is our tailored approach to each project. As a family-owned business, we truly care about our customers and every development is built with their needs in mind.

All of our developments are high-quality, sustainably-built and contemporary in design, making for stylish, comfortable and secure homes that our buyers can enjoy for years to come.

The information in this document is indicative and intended to serve only as a guide to the finished product. Accordingly, due to Regenta's policy of continuous improvement, the finished product may vary from the information provided. All computer generated images (CGIs) used in this brochure are for illustrative purposes. They are not intended to provide an actual forecast or impression of the measurements, dimensions, layout, placement, context and/or finishes of the buildings, premises or landscaping. They should not be relied upon as true or accurate. This information does not constitute a contract or warranty. Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected houses. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Honey Lane is a marketing name and does not form part of the approved postal address. All information is believed to be correct at the time of going to print in August 2024. Please speak to our Sales Consultant for further information.



www.regenta.co.uk

020 8502 5758