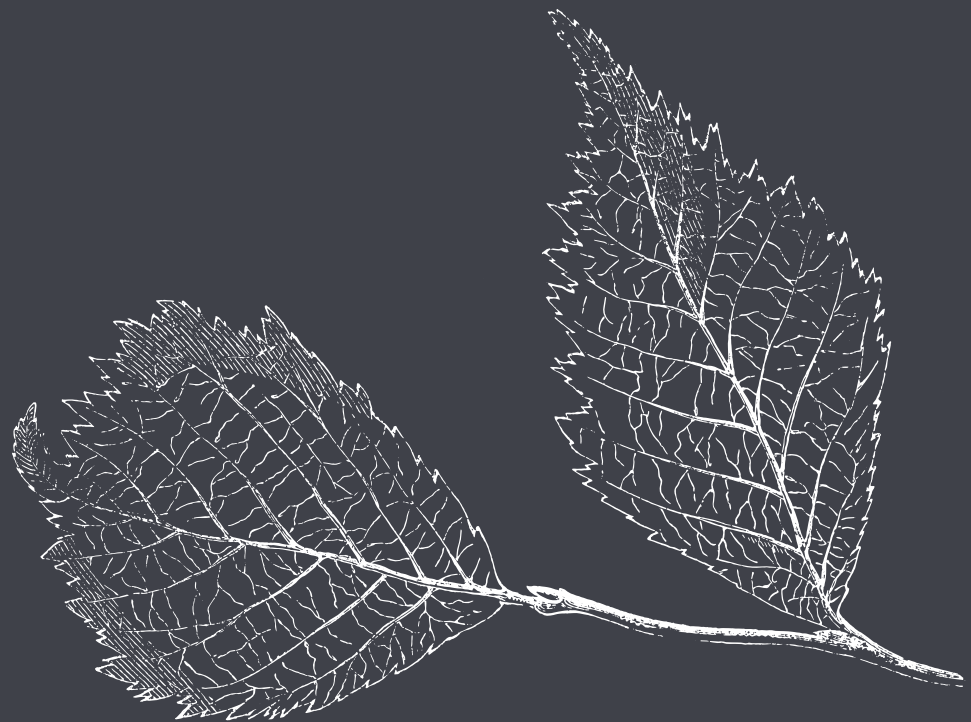


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BROUGHT TO YOU BY

 Abele Homes



# Elm Mews

A bespoke new development of 3 high specification single storey homes in rural Waltham Abbey.

# Welcome to Elm Mews

ELM MEWS, CLAVERHAMBURY ROAD,  
WALTHAM ABBEY, EN9 2AU

**Welcome to Elm Mews, an exclusive enclave of three homes nestled in a tranquil and coveted location, close to the historical town of Waltham Abbey.**

Crafted with care and attention to detail by Abele Homes, these desirable properties offer a unique blend of elegance and sustainability.

With single-storey residences boasting exceptional green credentials, Elm Mews stands apart from other developments in the area.

Exposed beams and vaulted ceilings combine character and with sophistication, the epitome of modern living.

Abele Homes take great pride in all our developments and every new home comes with a 10 year warranty issued by Build-Zone Insurance.

The properties at Elm Mews are independently surveyed during construction by Build-Zone for compliance with Building Regulations.



**1 Fairview Cottage**

**2 Leyland Cottage**

**3 Primrose Cottage**

 **Abele Homes**

# Best of both worlds



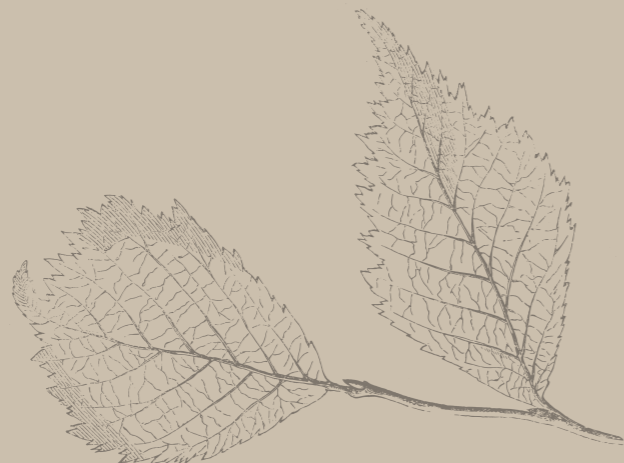
**Steeped in history, Waltham Abbey is named and renowned for its former abbey, a scheduled ancient monument and the town's parish church.**

A place of worship since the 7th century, it is believed to be King Harold's final resting place after his death at the Battle of Hastings in 1066.

For nature lovers, The River Lea Country Park provides a picturesque walking and cycling area and the path continues the entire length of the River. Also on the doorstep is Epping Forest, 2,400 hectares of woodland, grassland and trails.

Waltham Abbey is also well connected to the modern world being 16 miles from Charing Cross and the centre of London.

The M25 motorway runs to the south of the town with Junction 26 just 6 mins away.



## 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 - 8 miles
- A10 - 5 miles
- Waltham Cross Station - 4 miles
- Cheshunt Station - 5 miles
- Theydon Bois Tube Station (Central Line) - 7 miles

## SHOPPING

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

## SCHOOLS

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





ELM MEWS, CLAUERHAMBURY ROAD,  
WALTHAM ABBEY, EN9 2AU

## Site Plan

Elm Mews has been meticulously planned with privacy and space in mind. Using the existing natural surroundings to provide generous level gardens with impressive mature trees. A secure gated entrance leads to allocated parking for each home.

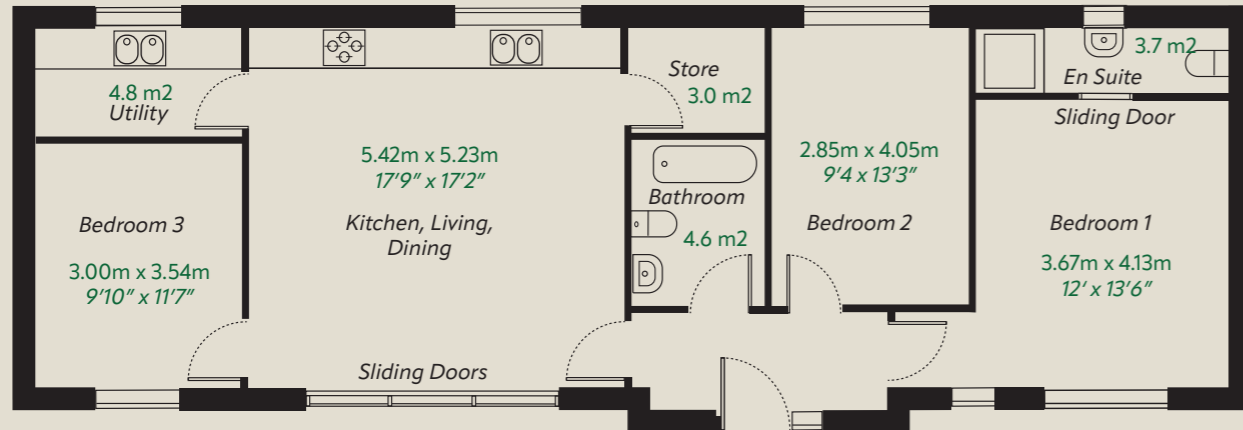
### External Features

- Gated access main entrance
- Three private car parking spaces for each home
- Private water facility
- Professional garden & landscape design
- Paved walking access areas
- Turfed garden and external water tap
- External point for satellite dish connection

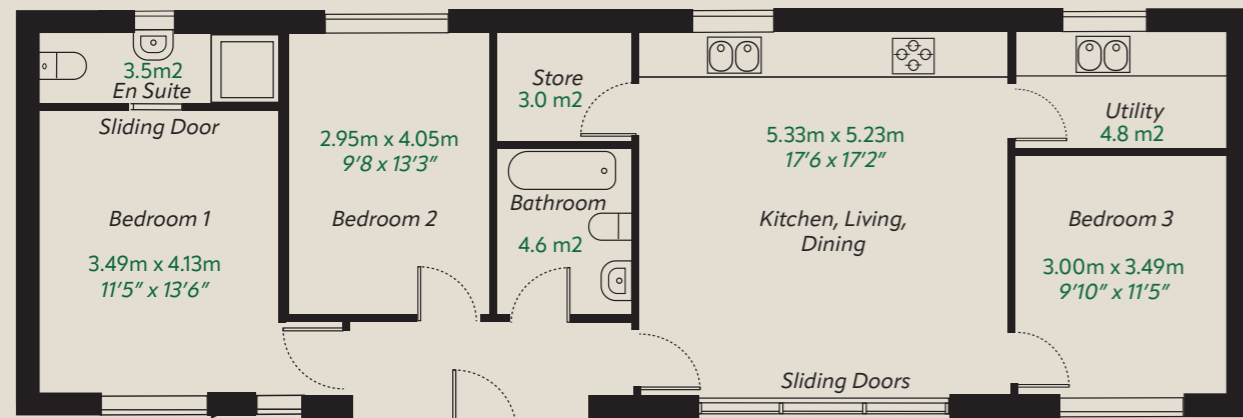


# Floor Plans

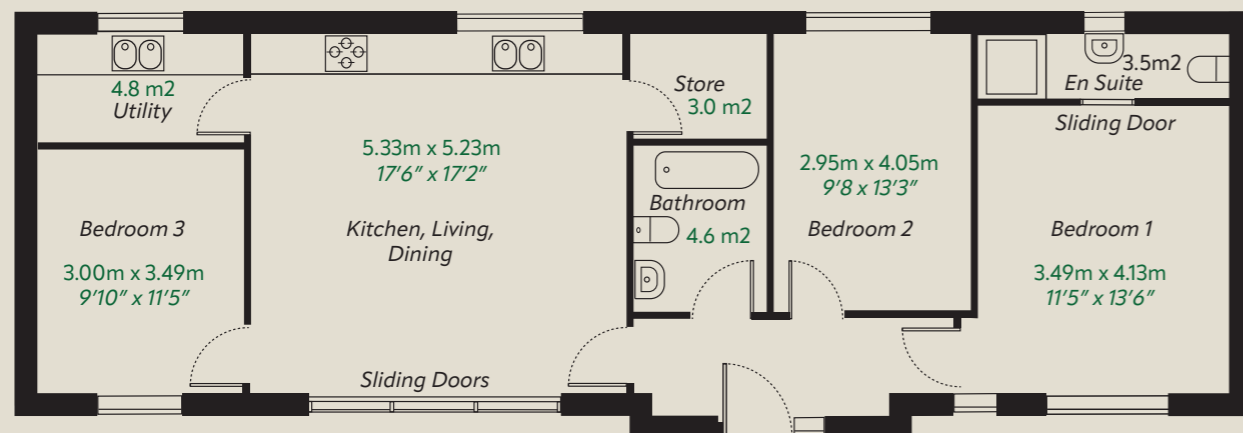
Floor plans are not to scale.



**Plot 1, Fairview Cottage**  
3 Bedroom, 2 Bathroom  
Gross Internal Floor Area: 92.4 m<sup>2</sup>



**Plot 2, Leyland Cottage**  
3 Bedroom, 2 Bathroom.  
Gross Internal Floor Area: 91.4 m<sup>2</sup>



**Plot 3, Primrose Cottage**  
3 Bedroom, 2 Bathroom  
Gross Internal Floor Area: 91.4 m<sup>2</sup>





Images are digitally created for illustration purposes.

# Specification

Elm Mews has been carefully specified to ensure quality and longevity throughout. Your property comes with a 2 Year fixture and fittings customer care policy provided by Abele Homes offering you peace of mind as you settle in to your new home.

## Kitchen / Dining / Living

- Vaulted ceiling with featured exposed beam
- Award winning Shaker Style kitchen
- Quartz stone worktops and splashbacks
- Integrated appliances include:
  - AEG fridge/ freezer
  - Neff dishwasher
  - Neff eye level double oven
  - Neff concealed extractor fan



## Bathrooms & En-Suite

- Porcelain tiles to floor and walls of wet areas
- Luxury bath and showers
- Wall hung Roca vanity cabinets and basin
- Wall hung Roca toilets with concealed WC cisterns
- Grohe/Roca thermostatic bath and shower mixers



## General

- Underfloor Heating throughout
- Luxury Amtico flooring
- Aluminium Bifold doors
- Monza II composite front door with in-line stainless bar
- Thermally efficient Argon gas filled double glazed windows
- Air sourced heat pump and 250L cylinder
- Utility room with plumbing for washing machine & dryer



## Green Technology

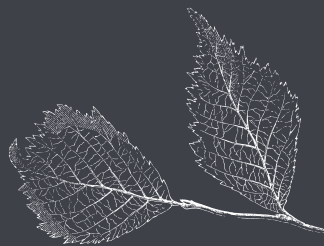
- PV Solar panels with SolarEdge optimisers
- SolarEdge 10kwh battery storage system
- Solar Edge back up interface to enable off grid electricity use
- Electric car charge connection



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**Elm Mews**



# Elm Mews

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