

TROY

HOMES



MEADOW VIEW

Nazeing, Waltham Abbey EN9 2BT



Meadow View

Ideally located in the leafy village of Nazeing, Meadow View is an exclusive modern development of 36 properties, offering a choice of three and four bedroom semi-detached homes with views over the surrounding countryside.

Close to perfection, far from ordinary

Just outside the Lee Valley Regional Park, surrounded by breathtaking countryside, the Essex village of Nazeing combines ancient history with modern amenities to provide a relaxed rural lifestyle for residents of Meadow View. Mentioned in the Domesday Book in 1066 as having seven villagers, twelve smallholders, one free man, seven cattle and 30 pigs, these days, it is said to be one of the largest villages in the UK.

With a 12th century church and over 50 listed buildings in the neighbourhood, Nazeing offers a quaint and picturesque setting for 21st century living. The bustling row of village stores stock all your everyday needs and more, with a butcher, barber, beautician and popular sandwich bar nestling alongside the post office, pharmacy, and convenience store, while the nearby town of Hoddesdon hosts bi-weekly markets, and is renowned for its annual French market, vintage car show and carnival. Nazeing boasts a well-loved pre-school and a good* primary school, while neighbouring Harlow has an excellent choice of secondary and senior schools, including Stewards Academy*.



Harlow New Town's high street names and modern art trail contrasts with the Old Town's period ambience, with a choice of cinemas and theatres providing entertainment for the wider area. Leafy Epping is equally attractive, with well-known chains rubbing shoulders with local independent retailers, while slightly further afield, Hertford, famed for its labyrinth of medieval streets and delightful timber-framed buildings, is home to even more quality shopping. Between them and the surrounding villages, the area is awash with excellent pubs and restaurants catering for every taste. There are also museums of transport, speedway, glass-blowing and aviation heritage nearby, as well as the more traditional Lowewood Museum.



*Rated Good by Ofsted at last inspection

Country living, on the edge of the city

Sports and leisure fans are well catered for, with three facilities less than 20 minutes' drive: the Laura Trott Leisure Centre, for one, has a gym, swimming pool and racquet courts, not to mention a range of fitness classes. Nazeing has its own football club and thriving cricket club, while Nazeing Golf Club is one of a number of highly rated courses in the area (including Cannons Brook, Theydon Bois, Epping Golf Course and the spectacular Hertfordshire Golf and Country Club, which hosts an excellent course, driving range, along with a luxurious leisure complex with pool and spa). The beautiful countryside cries out to be explored, with footpaths, cyclepaths and bridleways aplenty. For children, Clayton Hill Park is a perfect picnic spot and Redwings Ada Cole Horse Sanctuary or Hayes Hill open farm offer a truly uplifting day out.



The Lee Valley Regional Park stretches an incredible 26 miles along the leafy banks of the River Lee, from Ware, through Nazeing, to the Thames at East India Dock Basin. The river is excellent for fishing, as are the lakes at Fishers Green, which host no fewer than 12 angling clubs. The Lee Valley Boat Centre hires out rowing boats or motor boats for the day and offers cruises along the river. For serious water enthusiasts, there are local sailing and rowing clubs and the London Olympic White Water Rafting Centre is nearby.



Despite the fresh air, tranquil rivers and open countryside, Nazeing is surprisingly close to London. On the Hertfordshire/Essex border, it boasts easy access to the M11, A414, A10 and junction 25 of the M25, which is just 15 miles from central London.



BROXBOURNE STATION (3 MILES) TO:

Hertford East	16 mins
London Liverpool Street	27 mins
London Stratford	34 mins
Cambridge	47 mins

DISTANCE BY CAR TO:

Lee Valley Country Park	5 miles
M11 J7	7 miles
M25 J25	9 miles
M25 J27	9 miles
Stansted Airport	18 miles
St Albans	20 miles
Chelmsford	23 miles
Luton Airport	27 miles



EPPING UNDERGROUND (7.5 MILES) TO:

CENTRAL LINE	
Stratford	28 mins
Bank	40 mins
Oxford Circus	48 mins

* Current train times given are the fastest from trainline.com and tfl.gov.uk

Site Plan



- THE ASTER 3 bedroom home
- THE BLUEBELL 4 bedroom home
- THE CORNFLOWER 4 bedroom home
- Affordable housing
- Shared ownership
- V Visitor parking

The computer generated image of the site plan is indicative and tree positions to the perimeter edge may differ to those shown. Please refer to sales representative for final details.

THE ASTER - Three bedroom home

● PLOTS 1, 7, 8, 9, 10, 17 & 18



THE BLUEBELL - Four bedroom home

● PLOTS 2, 13 & 14



THE CORNFLOWER - Four bedroom home

● PLOTS 3, 4, 5, 6, 11, 12, 15 & 16



Computer generated images are indicative and may be subject to change.

THE ASTER

PLOTS 1, 7, 8, 9, 10, 17 & 18

Three bedroom home | 1183 sq ft (110 sq m) NIA*



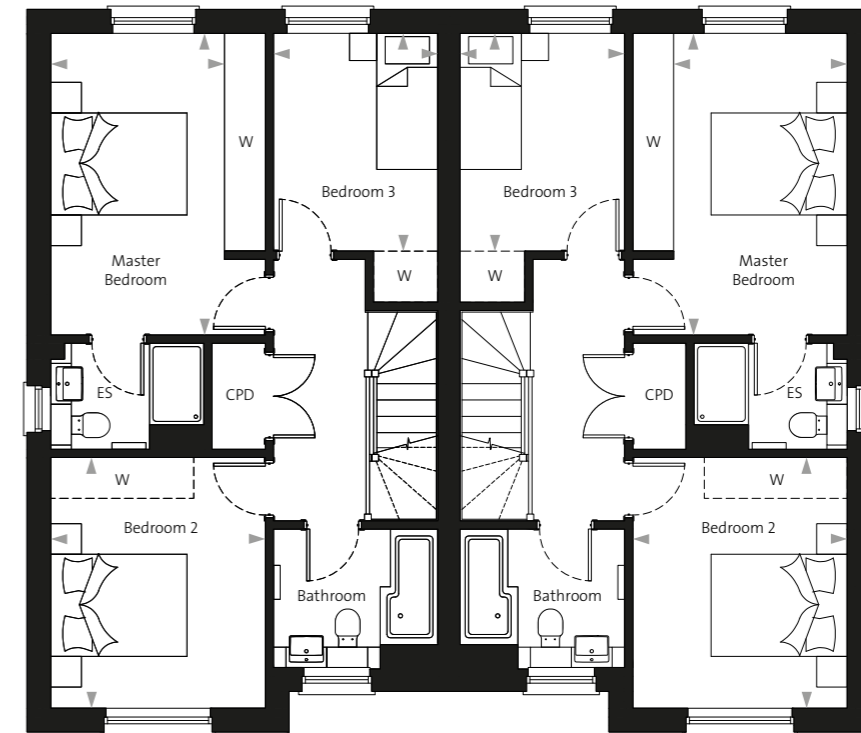
GROUND FLOOR

	metric (mm)	imperial
Kitchen/Dining	5688 x 3600	18' 8" x 11' 10"
Living Room	6165 x 3151	20' 3" x 10' 4"

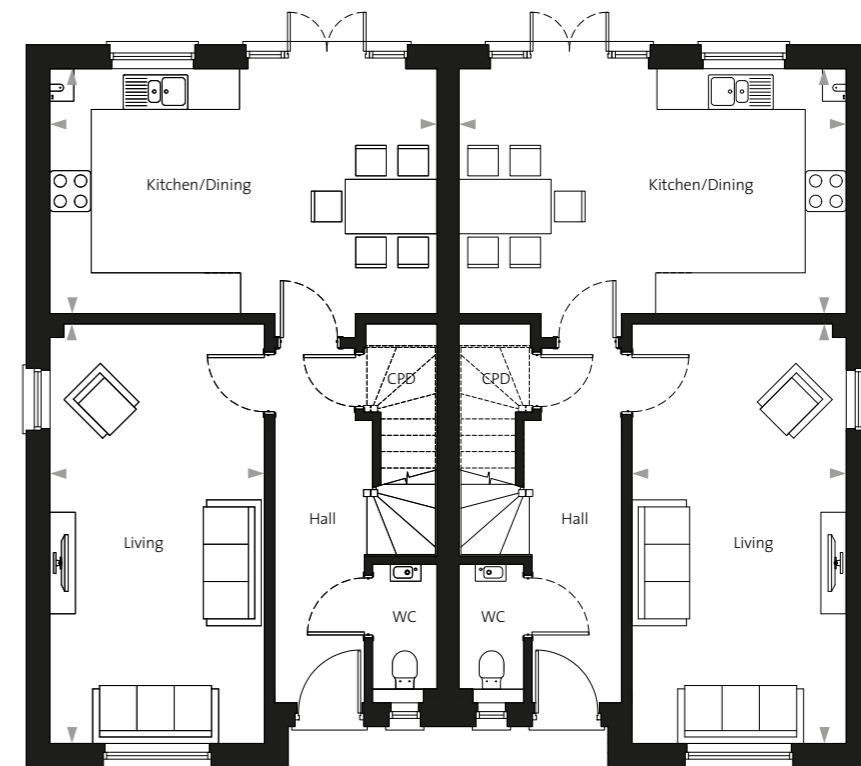
FIRST FLOOR

	metric (mm)	imperial
Master Bedroom	4434 x 2551	14' 7" x 8' 4"
Bedroom 2	3683 x 3151	12' 1" x 10' 4"
Bedroom 3	3201 x 2418	10' 6" x 7' 11"

FIRST FLOOR



GROUND FLOOR



Computer generated illustrations are indicative of The Aster plots 7 (left) & 8 (right). Inset top plots 9 & 10; bottom plots 1 & 2. Plot 2 (right) is The Bluebell.
*NIA - net internal area. Please refer to sales representative for final details.

▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 76mm/3".
W denotes wardrobe. ----- denotes wardrobe as an optional extra. CPD denotes cupboard. ES denotes en-suite. Floor plans show plots 1, 7, 9 & 17 (left); plots 8, 10 & 18 (right).

THE BLUEBELL

PLOTS 2, 13 & 14

Four bedroom home | 1183 sq ft (110 sq m) NIA*



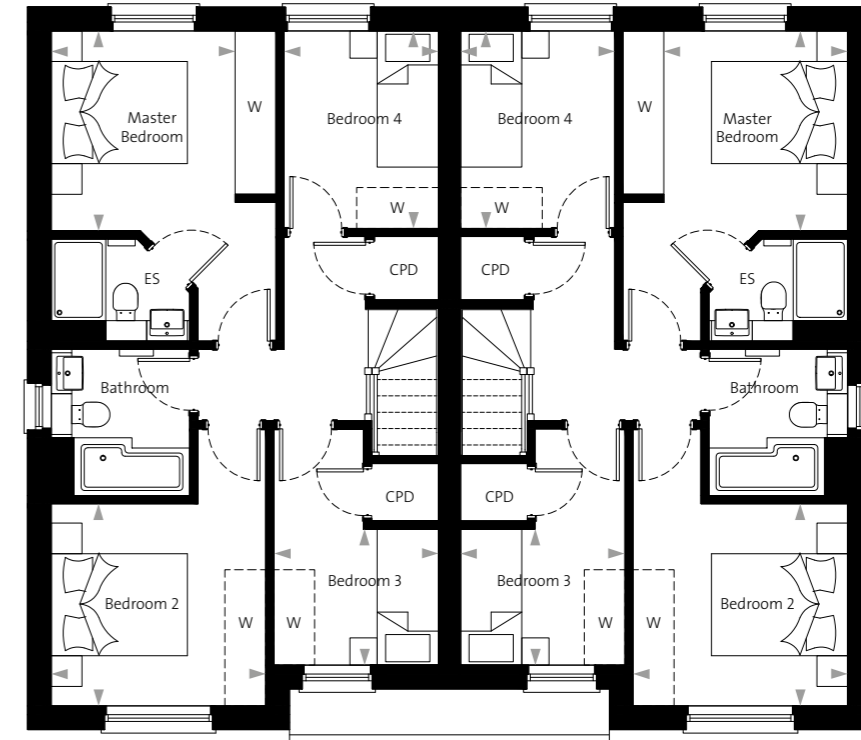
GROUND FLOOR

	metric (mm)	imperial
Kitchen/Dining	5688 x 3600	18' 8" x 11' 10"
Living Room	6165 x 3151	20' 3" x 10' 4"

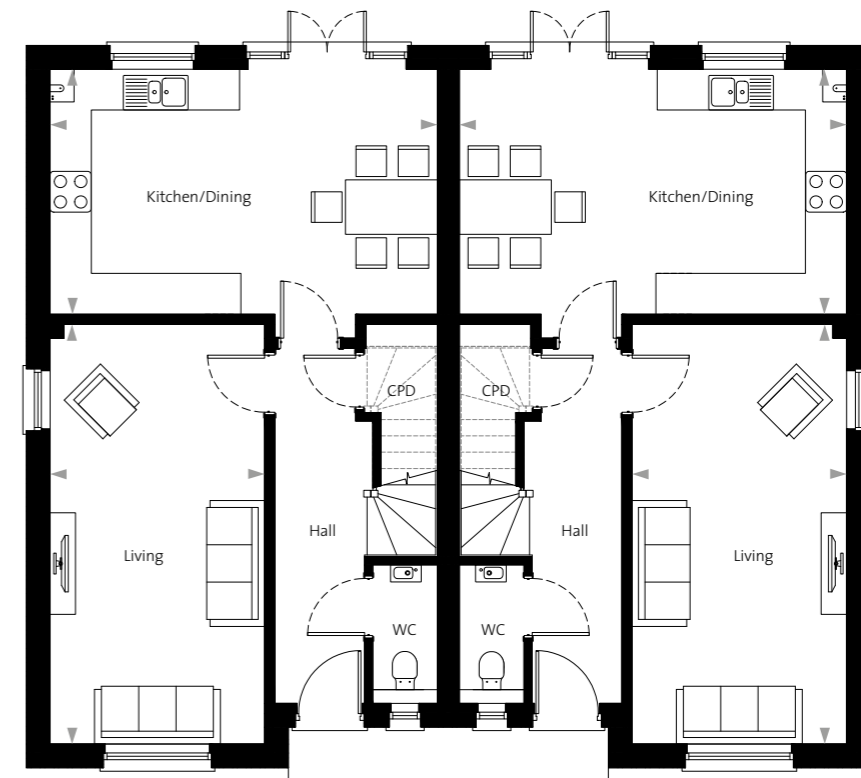
FIRST FLOOR

	metric (mm)	imperial
Master Bedroom	2939 x 2703	9' 8" x 8' 10"
Bedroom 2	3151 x 2969	10' 4" x 9' 9"
Bedroom 3	2410 x 2000	7' 11" x 6' 7"
Bedroom 4	2902 x 2268	9' 6" x 7' 5"

FIRST FLOOR



GROUND FLOOR



Computer generated images are indicative of The Bluebell plots 13 (left) & 14 (right). Inset The Aster plot 1 (left) & The Bluebell plot 2 (right).
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THE CORNFLOWER

PLOTS 3, 4, 5, 6, 11, 12, 15 & 16

Four bedroom home | 1474 sq ft (137 sq m) NIA*



GROUND FLOOR

	metric (mm)	imperial
Kitchen/Dining	5688 x 3600	18' 8" x 11' 10"
Living Room	6165 x 3151	20' 3" x 10' 4"

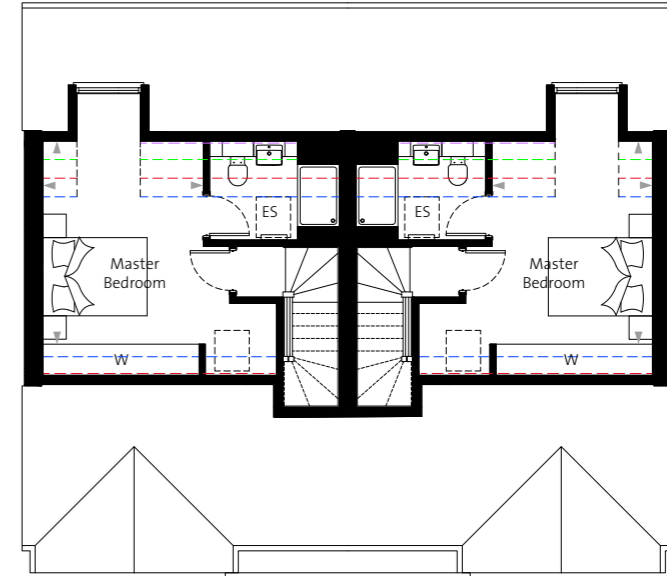
FIRST FLOOR

	metric (mm)	imperial
Bedroom 2	4267 x 3151	14' 0" x 10' 4"
Bedroom 3	3850 x 3151	12' 8" x 10' 4"
Bedroom 4	3201 x 2418	10' 6" x 7' 11"

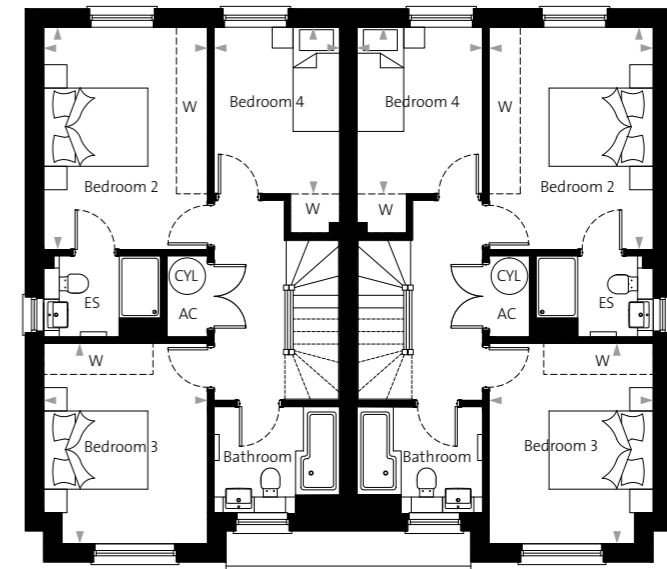
SECOND FLOOR

	metric (mm)	imperial
Master Bedroom	3899 x 3081	12' 10" x 10' 1"

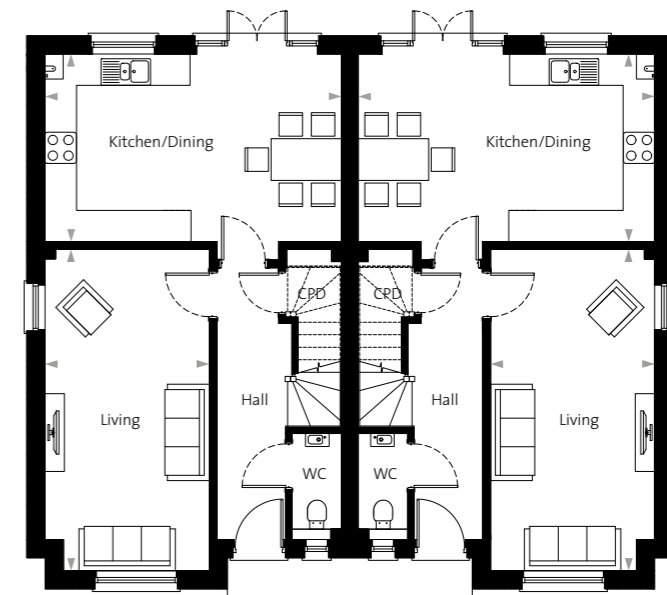
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



REDUCED CEILING HEIGHTS: 1500mm 1800mm 2100mm 2400mm

Computer generated image indicative of The Cornflower, plots 15 & 16. Inset top left to right plots 3 & 4; middle plots 5 & 6; bottom plots 11 & 12
 *NIA - net internal area. Please refer to sales representative for final details.

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 W denotes wardrobe. ----- denotes wardrobe as an optional extra. CPD denotes cupboard. ES denotes en-suite. Floor plans show plots 3, 5, 11 & 15 (left) plots 4, 6, 12 & 16 right.

Specification

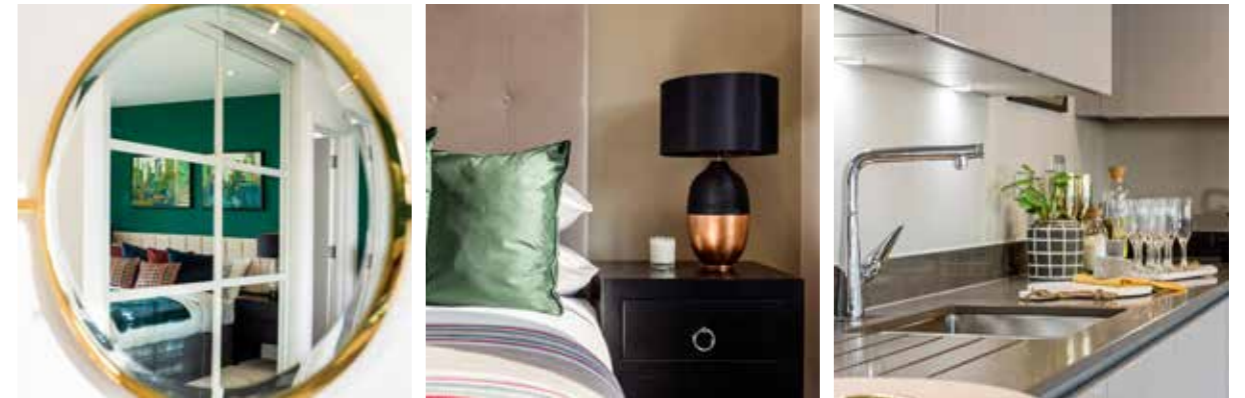


Kitchen

- High quality kitchen furniture in choice of colours*
- Quartz worktops and upstand
- Under cabinet and plinth LED lighting
- Soft close doors and drawers
- Integrated cutlery drawer
- Amtico flooring in choice of colours throughout kitchen/dining room*

Appliances

- Integrated single multifunction oven
- Integrated combination microwave plots 3-6, 11, 12, 15 & 16
- Black glass induction hob
- Integrated extractor hood
- Integrated dishwasher
- Integrated fridge/freezer 70/30 split
- Integrated washer/dryer
- 1.5 bowl under mounted sink



Bathroom & en-suites

- White sanitaryware with Hansgrohe taps and showers
- Chrome heated towel rails to bathrooms and en-suites
- Mirrored wall cabinets to bathrooms and en-suites including shaver sockets with under cabinet PIR lighting
- Full height tiling around bath and shower enclosures and half height on all other walls with sanitary where appropriate
- LED downlighters
- Choice of wall tiles*
- Amtico flooring throughout choice of colours*



All specification is subject to availability. * subject to stage of construction. Photographs from a previous showhome. Computer generated image of The Aster kitchen.

Heating and Electrical

- Gas fired wet system underfloor heating to ground floor, compact radiators to all other floors
- Combi boilers plots 1,2, 7-10, 13, 14, 17 & 18
- Hot water cylinder plots 3-6, 11, 12, 15 & 16
- LED downlighters ground floor, pendants to all other floors
- Brushed chrome sockets throughout ground floor only
- TV points in kitchen/dining room, living room and all bedrooms
- Satellite dish and TV/SAT distribution system
- Fibre broadband available (subject to connection by homeowner)
- BT points in kitchen/dining room, living room and hallway
- USB & USB-C sockets kitchen/dining room, study and bedrooms

Hallway

- Amtico flooring throughout in choice of colours with matwell*

Internal

- Dark grey contemporary front door with brushed chrome ironmongery and doorbell
- White painted internal doors with brushed chrome handles
- All walls to be painted with Dulux paint, colour Goose Down
- Fitted wardrobes to master bedrooms
- Grey external with white internal UPVC windows with chrome handles

External

- Electric car charger
- Front and rear outside tap
- Rear double power socket
- Paved patio with turfed garden
- Sheds
- Outside lights

Guarantee

- NHBC 10 year warranty



About Troy Homes



Founded in 2015, Troy Homes specialises in small to medium sized developments across the South East of England. With an award winning team of experienced and skilled staff, Troy Homes' mission is to create homes that exceed customer expectations.

At Troy Homes, we have a passion for creating vibrant and sustainable communities, with aspirational homes that bring a sense of place to an area, through high quality design and meticulous attention to detail. Each of our sites is carefully selected with the customer at its heart. We involve architects and planning experts from day one, to ensure that our homes are well designed with excellent build quality and a specification to truly impress. From feasibility studies to detailed design through to the development, Troy Homes has a focus on the detail of each home, ensuring a scheme comes to life and complements its surroundings. Our personal and friendly approach, enables us to ensure each home is tailor-made to meet perceived customer needs.





MEADOW VIEW, NAZEING, WALTHAM ABBEY EN9 2BT (SAT NAV EN9 2RW)

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or different times during the progress of any development. Maps not to scale. Photographs are of the local area or are indicative lifestyle images. 04/22.



For more information please call

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