



NURSERY MEWS

BROADLEY COMMON

 REGENTA

Find your new home at

Nursery Mews

Two large 4 bedroom family houses
in Broadley Common, Essex



The best of *countryside living*

Broadley Common is one of those tucked-away places in Essex that manages to feel wonderfully rural while still being close to everything you need.

Nestled between Roydon, Epping and Harlow, Broadley Common is a charming hamlet that combines leafy lanes, open farmland, and a welcoming community with easy access to shops, pubs, and transport links. Residents can enjoy scenic walks, cycling, and riding through the surrounding countryside, with Epping Forest around 20 minutes drive away, offering 2,400 hectares of woodland for strolls, runs, and family outings.

The Lee Valley Nature Area provides a wealth of recreational activities, from white-water rafting, sailing, fishing, cycling routes and jogging heaven, making it easy to enjoy the outdoors and have some fun with new pursuits.

Everyday amenities are conveniently close. Epping High Street offers essentials such as Tesco and M&S Foodhall, alongside independent boutiques, cafés, and clothing stores. On Mondays, the vibrant, weekly market is a must visit. The Harvey Centre in Harlow provides a wider selection of high-street brands, restaurants, a cinema.

Village pubs, including the Black Swan and The Queens Head in Roydon, offer cosy spots for dining, drinks, and community gatherings. With excellent schools nearby, plenty of green space, and a vibrant yet relaxed atmosphere, Broadley Common perfectly blends countryside charm with everyday convenience.



Waltham Abbey riverside

Local shops & amenities

The Black Swan Pub	0.2 miles
Staple Tye Shopping Centre	2.1 miles
The Water Gardens Shopping Centre - Harlow	2.9 miles
Roydon Station	3.0 miles
Nazeing Valley Health Centre	3.3 miles
The Harvey Shopping Centre	3.3 miles
Princess Alexander Hospital	3.5 miles
Tesco Superstore	4.7 miles
Epping Station (Central Line)	5.8 miles



Lee Valley Animal Adventure Park

Places of interest

Tylers Cross Farm Shop	0.4 miles
Parndon Wood Nature Reserve	1.5 miles
Lee Valley Animal Adventure Park	4.4 miles
North Weald & District Miniature Railway & Garden Centre	4.8 miles
Lee Valley White Water Centre	6.8 miles
Hertfordshire Zoo	9.4 miles
Epping Forest visitor centre	10.2 miles



Epping High Street and Market

* Distances : www.google.co.uk/maps

A thriving community *for the whole family*

Broadley Common offers an exceptional environment for families and individuals of all ages, combining excellent schools with a vibrant community spirit.

Families enjoy outstanding access to education at every stage, with highly rated state and independent schools within easy reach. Within just a mile, **Water Lane Primary Academy** and **Milwards Primary School & Nursery** (both Good, Ofsted) provide excellent early years and primary education, while the 'Outstanding' **Hare Street Community Primary & Nursery School**, offers an exceptional start to learning.

Secondary students benefit from **Stewards Academy** and **Burnt Mill Academy** (both Good) nearby, as well as **Epping St John's C of E School** and **John Warner School** in Hoddesdon, each renowned for strong academic results and welcoming sixth forms. For post-16 study, **Harlow College** provides a broad choice of Good-rated A Levels, T-Levels, and vocational courses, complemented by the 'Outstanding' independent

Chigwell School, offering an exceptional all-through education from nursery to sixth form.

Beyond its excellent schools, Broadley Common offers a vibrant community life for all ages. Young people can join activities at **Xperience Youth Centre** or play for **Nazeing Youth FC**, while families make the most of nearby **Harlow Leisurezone** and **Epping Sports Centre** for swimming, fitness, and sport. Dance, drama, and music academies add creative flair, and adults can unwind through local art groups, yoga classes, and gardening clubs.

For a little cultural the **Harlow Playhouse**, hosts professional performances, comedy, and live music, while local pubs, cafés, and farm shops provide warm, social spaces to bring people together.



Schools

Water Lane Primary Academy	1.4 miles
Milwards Primary School & Nursery	1.4 miles
Kingsmoor Academy	1.5 miles
Stewards Academy	2.1 miles
Hare Street Community School	2.7 miles
Harlow College	3.6 miles
Burnt Mill Academy	3.9 miles
Epping St John's Secondary	4.6 miles
John Warner School	5.1 miles
Chigwell School (Independent)	10.5 miles



Leisure, sports & recreation

Xperience Youth Centre	1.4 miles
Sumners Sports & Leisure Centre	1.4 miles
Nazeing Leisure Centre & Football club	1.9 miles
Nazeing Golf Course	2.6 miles
Harlow Leisurezone	3.2 miles
Harlow Playhouse Theatre	3.3 miles
ESSA Water Activities Centre	3.4 miles
Epping Sports Centre	5.2 miles

Distances : www.google.co.uk/maps



Perfectly Connected

Whether commuting, exploring, or enjoying the outdoors, Broadley Common offers a lifestyle of freedom, flexibility, and connection—perfectly suited to the modern adventurer.

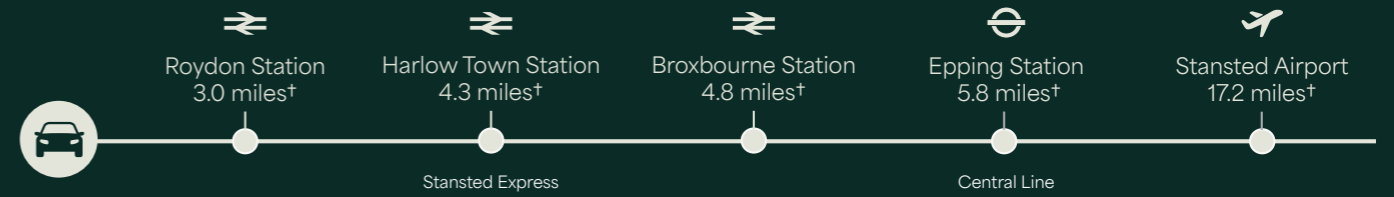
For travel whether for work or pleasure, Epping underground Station connects directly to London's West End via Stratford where you can change for Canary Wharf on the DLR or pick up National Rail services. The super-fast Elizabeth line is available, as well as Eurostar connections to Kings Cross and Kent.

For more commuting flexibility, Roydon train station on the West Anglia Main Line offers direct services to London Liverpool Street in around 35 minutes—ideal for city commuters craving a more peaceful place to call home. Trains also run frequently to Cambridge and

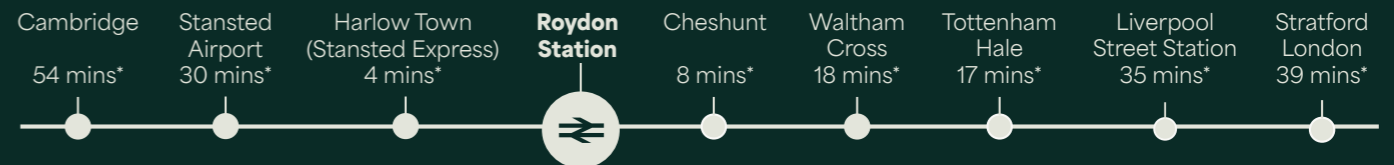
Stratford, giving access to the culture and history of one, and the world-class shopping and entertainment of the other, including the iconic Westfield Stratford City.

Jet-setters will love the proximity to Stansted Airport, just a short train ride or drive away, putting European getaways and global adventures within easy reach. Drivers also benefit from quick access to the M11 and A414, providing seamless connections across Hertfordshire, Essex, and beyond.

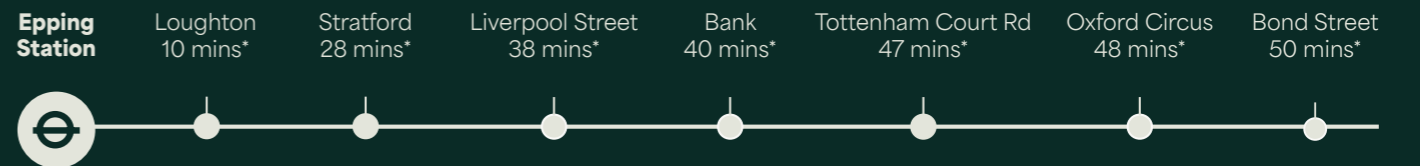
Driving from Nursery Mews



By train from Roydon Station (Greater Anglia)




Central Line Underground from Epping Station




**3 miles+
to Roydon
station**

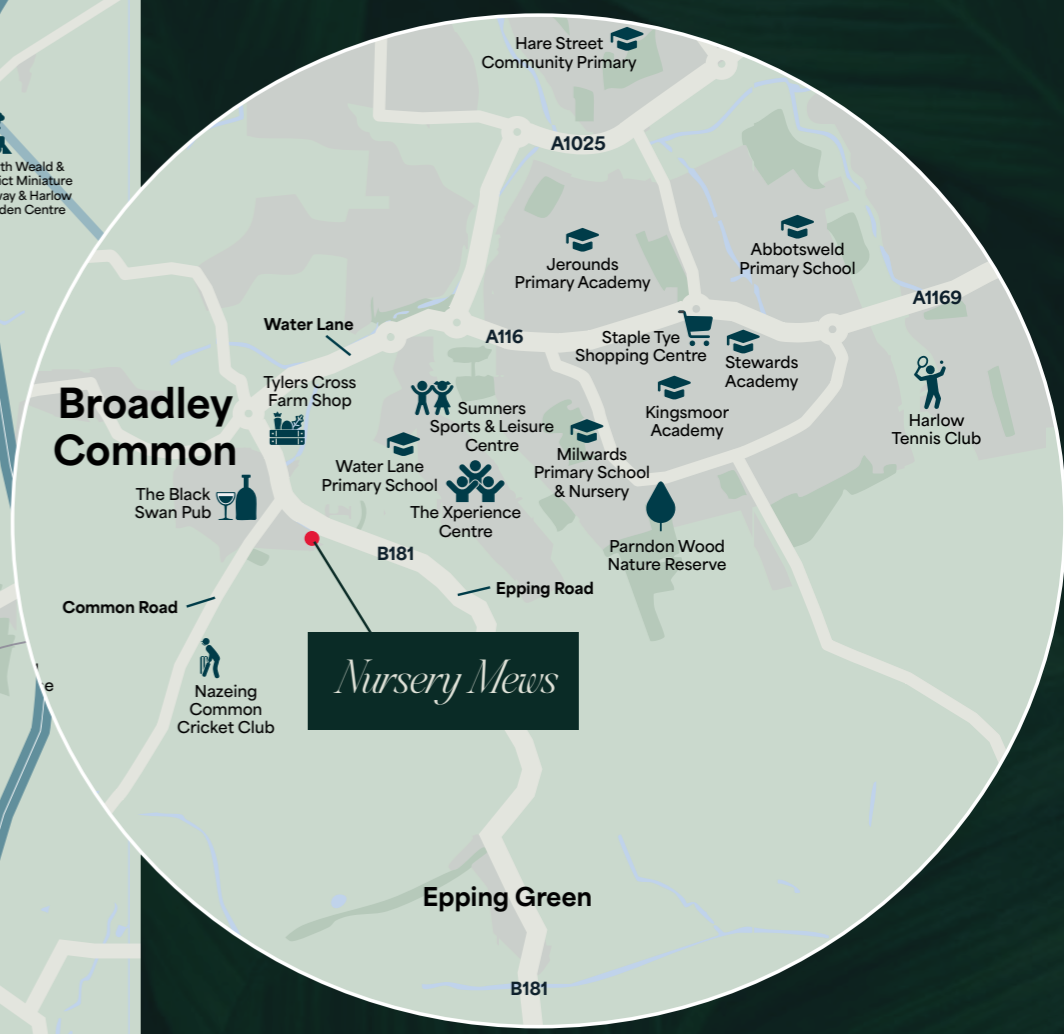
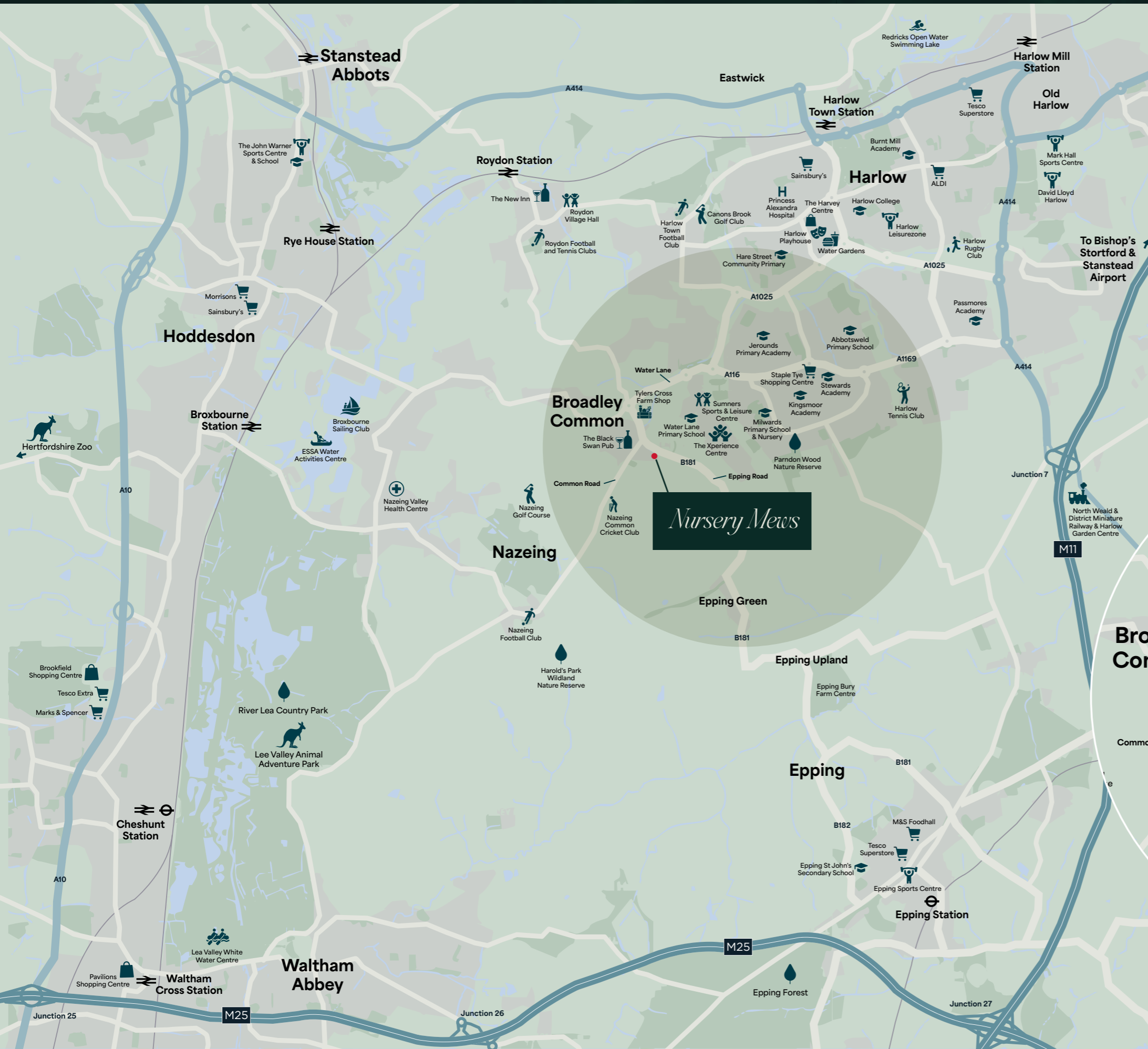

**5.8 miles+
to Epping
Station**


**30 mins+
to Stansted
Airport**


**35 mins+
to London
Liverpool St.
station**

Travel times taken from *www.nationalrail.co.uk and *www.google.co.uk/maps
Walthamstow Marshes railway arches.

Location Map



Spacious homes for modern living

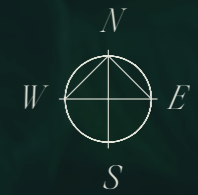
The homes are built with quality and style in mind with a spacious open plan kitchen and dining room with bi-fold doors leading to a generous, south facing garden.



Computer generated image is indicative only

Site Plan

Howards Mews, Epping Road, Essex EN9 2DH



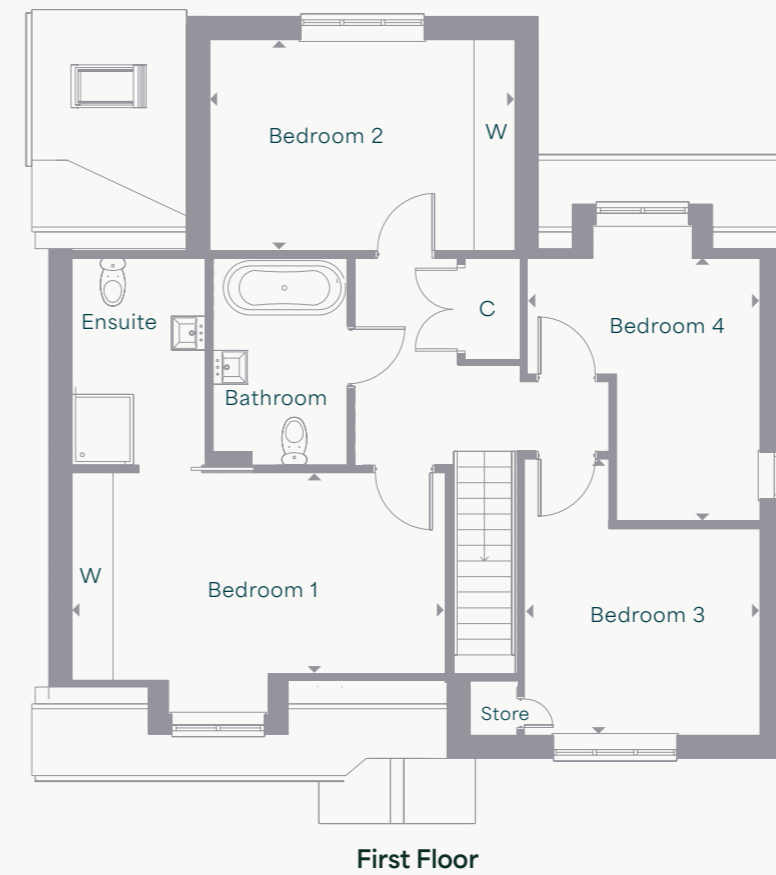
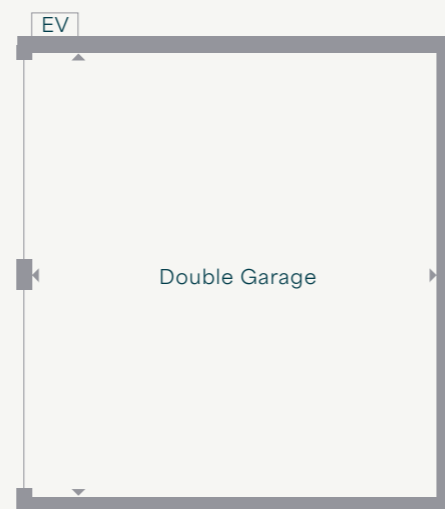
The above site plan is for illustrative purposes only. The landscaping, the house designs, boundaries and positions of roads and footpaths and other facilities or amenities may change as the development proceeds. March 2026. Please speak to our Sales Consultant for further information.

Plot No.1

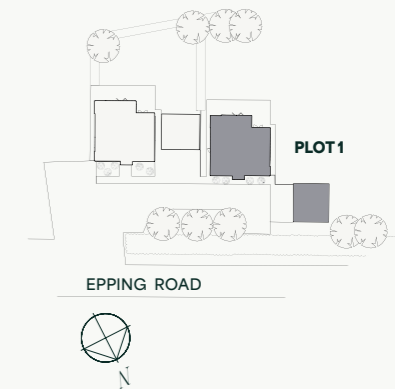
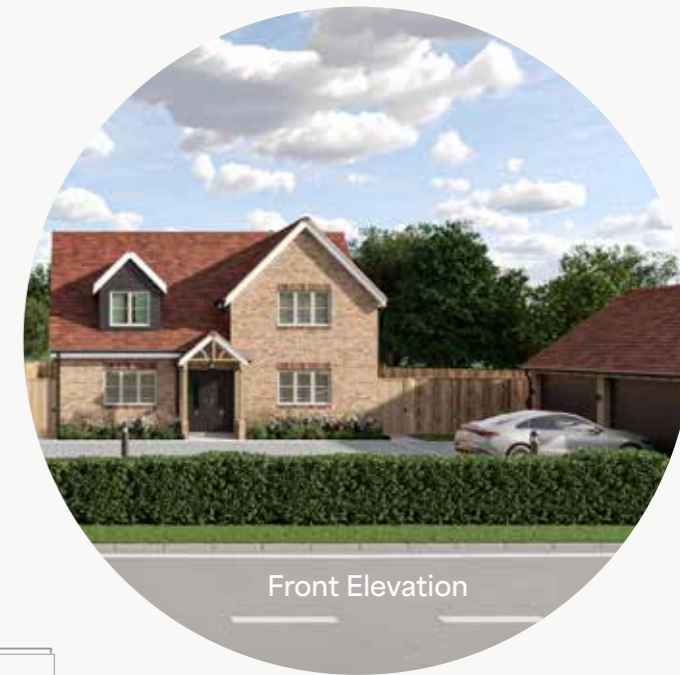
House Area: 170 sq.m. 1,803 sq.ft.
Garage Area: 39 sq.m. 420 sq.ft.



Living room	4.89m x 3.47m	16'0" x 11'4"
Kitchen / Dining room	6.58m x 5.27m	21'7" x 17'4"
Sitting room	3.47m x 2.86m	11'4" x 9'4"
Study	3.52m x 2.41m	11'6" x 7'11"
Utility	2.43m x 2.39m	8'0" x 7'10"
Double Garage	6.54m x 5.97m	21'5" x 19'7"



Bedroom 1	5.55m x 3.07m	18'6" x 10'1"
Bedroom 2	4.56m x 3.15m	15'0" x 10'4"
Bedroom 3	4.11m x 3.51m	13'6" x 11'6"
Bedroom 4	3.89m x 3.52m	12'9" x 11'7"



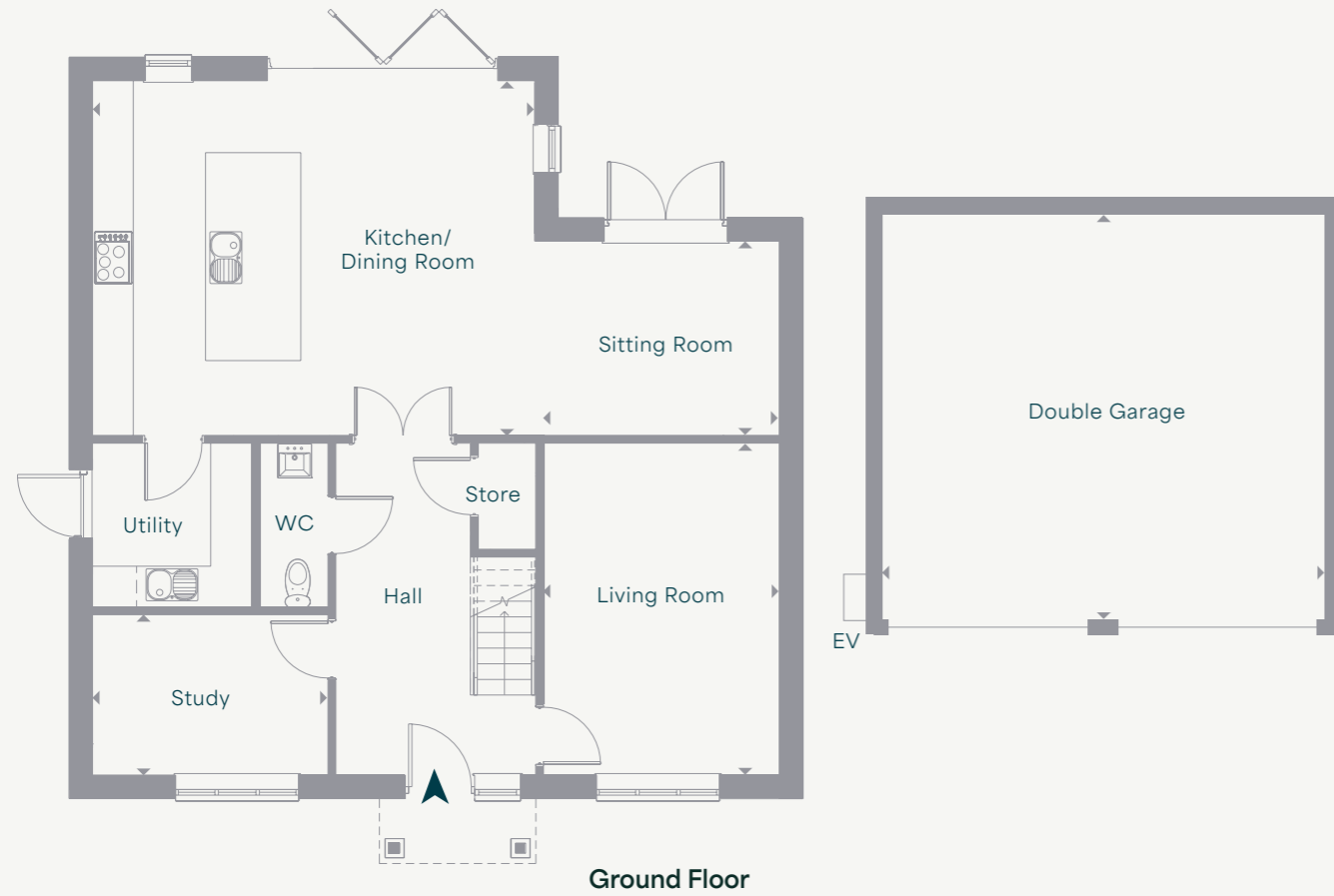
Key

WC - Cloakroom
C - Cylinder Cupboard
W - Wardrobe
EV - Electric Car Charging Point

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. March 2026.

Plot No.2

House Area: 170 sq.m. 1,803 sq.ft.
Garage Area: 39 sq.m. 420 sq.ft.



Ground Floor

Living room	4.89m x 3.47m	16'0" x 11'4"
Kitchen / dining room	6.58m x 5.27m	21'7" x 17'4"
Sitting room	3.47m x 2.86m	11'4" x 9'4"
Study	3.52m x 2.41m	11'6" x 7'11"
Utility	2.43m x 2.39m	8'0" x 7'10"

Double Garage	6.54m x 5.97m	21'5" x 19'7"
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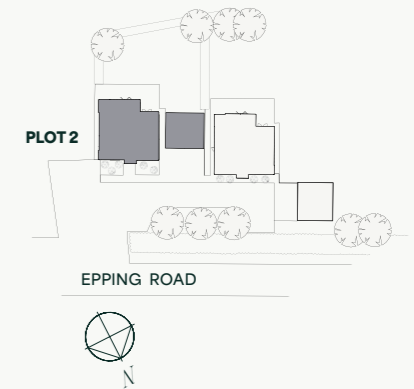


First Floor

Bedroom 1	5.55m x 3.28m	18'6" x 10'9"
Bedroom 2	4.56m x 3.89m	15'0" x 12'9"
Bedroom 3	3.53m x 2.75m	11'3" x 9'0"
Bedroom 4	3.51m x 3.25m	11'6" x 10'8"



Front Elevation



Key
WC - Cloakroom
C - Cylinder Cupboard
W - Wardrobe
EV - Electric Car Charging Point

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Sophisticated *style*

Kitchen

- Fitted Shaker style kitchens
- Siemens electric single oven and induction hob with extractor hood
- Siemens integrated fridge/freezer
- Slimline wine cooler
- Siemens integrated dishwasher
- Composite worktops with matching up-stand
- Butler sink to island in kitchen
- Brushed chrome electrical sockets
- Brushed nickle hot-tap

Utility

- Siemens integrated washer
- Siemens integrated dryer
- Butler sink

Bathrooms & ensuite

- Traditional sanitaryware
- Traditional style, floor mounted WC
- Heated chrome towel rail
- Half height wooden panelling to bathroom and ensuite with porcelain floor tiling
- Tiling to shower enclosure to ensuite and family bath area
- Pivot glass bath screen

Decorative finishes

- Black matt ironmongery
- Laminate wood flooring to kitchen / dining room, hallway and utility
- Carpet to living room, all bedrooms, study, stairs and landing
- Black spindles with oak handrail
- White emulsion to ceilings and walls
- Prefinished oak doors

Heating

- Thermostatically controlled
- Mitsubishi air source heat pump
- Underfloor heating downstairs
- Radiators upstairs

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
- Bi-fold patio doors to kitchen/dining area
- Contemporary outside lighting
- Double garage and driveway parking
- External power socket for electric car charging

Warranty

- 10 year structural warranty provided by AHCI Insurance

An award-winning, *family-owned* business providing high-quality homes in London and the South East.



Gilpin Mews, Ware



Honey Lane, Waltham Abbey



Leyton Place, Leyton

Regenta is an award-winning business providing high quality homes in London and the South East with over 35 years of experience.

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 March 2026. Please speak to our Sales Consultant for further information.



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