Avey Lane, Waltham Abbey, EN9

BUTLER & STAG

'Beechview' is a collection of just eight luxurious family homes, set in a semi rural location yet within close proximity of amenities and transport links.

Freehold

- Boutique Developmnet of Eight Luxury Houses
- Set behind Secure Gates
- Five Bedrooms/ Three Bathrooms
- Split-Level Master Suite with Mezzanined Dressing Room
- Study/ Utility/ Double Garage
- CCTV/ Security Alarms/ CAT 5 Cabling

Each home has been carefully designed to meet the demands of modern life, from the very highest specification interiors to generous living spaces, while retaining a traditional look and feel.
The homes offer elegant and traditional architecture, a welcoming environment to come to at the end of every day. Each of the three types of home has been for family living in mind, from young families looking to grow to those just seeking more space to relax. Each home has been designed with space in mind' large gardens, generous bedrooms and open living spaces.

A place for everything and everything and everything in its place, with plenty of integrated storage to ensure a calm and uncluttered home. An inviting flow guides you through each home, where generous living spaces are enhanced by high ceilings and abundance of natural light. Whether you're working in the study, relaxing as a family or entertaining guests for dinner, the open plan kitchen and living room serves as the heart of the home, a place for everyone to come together.

Specifications;

Kitchens -

- Bespoke fitted kitchens by Influence Furniture, painted in Farrow & Ball colours.
- Integrated appliances by Bosch, Siemans and Amica, including an oven, electric hob, extractor fan, microwave, dishwasher, fridge freezer, washing machine, tumble dryer and wine fridge.
- Solid white quartz work surfaces with matching up stands
- Hard wearing White Silgranit Etagon kitchens inks by Blanco
Matte black boiling water tap by Fohen Instant Water Fahrenheit and water softener.
LED plastered-in down lighting.

Beechview, EN9 (TY1)

Total area (Including Garage): approx. 250.46 Sq. meters (2696 Sq. feet)
Total area (Excluding Garage): approx. 214.78 Sq. meters (2312 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in goof faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

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