





# A collection of luxurious family homes six miles from Epping

Welcome to Beechview, an exceptional new development of family homes on the edge of Waltham Abbey.

At home in the country, with all the amenities you could need on your doorstep: Beechview is surrounded by green spaces but just moments from urban living. 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.

Beechview homes are homes with character. The boutique development of just 8 homes ensures privacy and seclusion, with each individual home set within a generous plot and immersed in beautifully landscaped grounds. From initial concept to the finishing touches, each element of Beechview's homes has been meticulously designed and beautifully crafted – every step of the way.





## An unrivalled location

Beechview is situated in one of North West London's most desirable areas, within easy reach of Central London, the City and all the capital's major airports and transport hubs.

Within six miles of the development is the historical market town of Epping, its underground line bringing you to Liverpool Street station in just 35 minutes and its vibrant High Street a renowned conservation area. To the west of the development is Waltham Abbey, surrounded by the Metropolitan Green Belt; neighbouring Waltham Cross station can deliver you north and south with ease. Every modern convenience and facility is close at hand, yet the location retains its own unique blend of history, space, peace and comfort.

Living at Beechview affords an exciting opportunity for discerning buyers in one of London's most desirable and well-connected destinations.

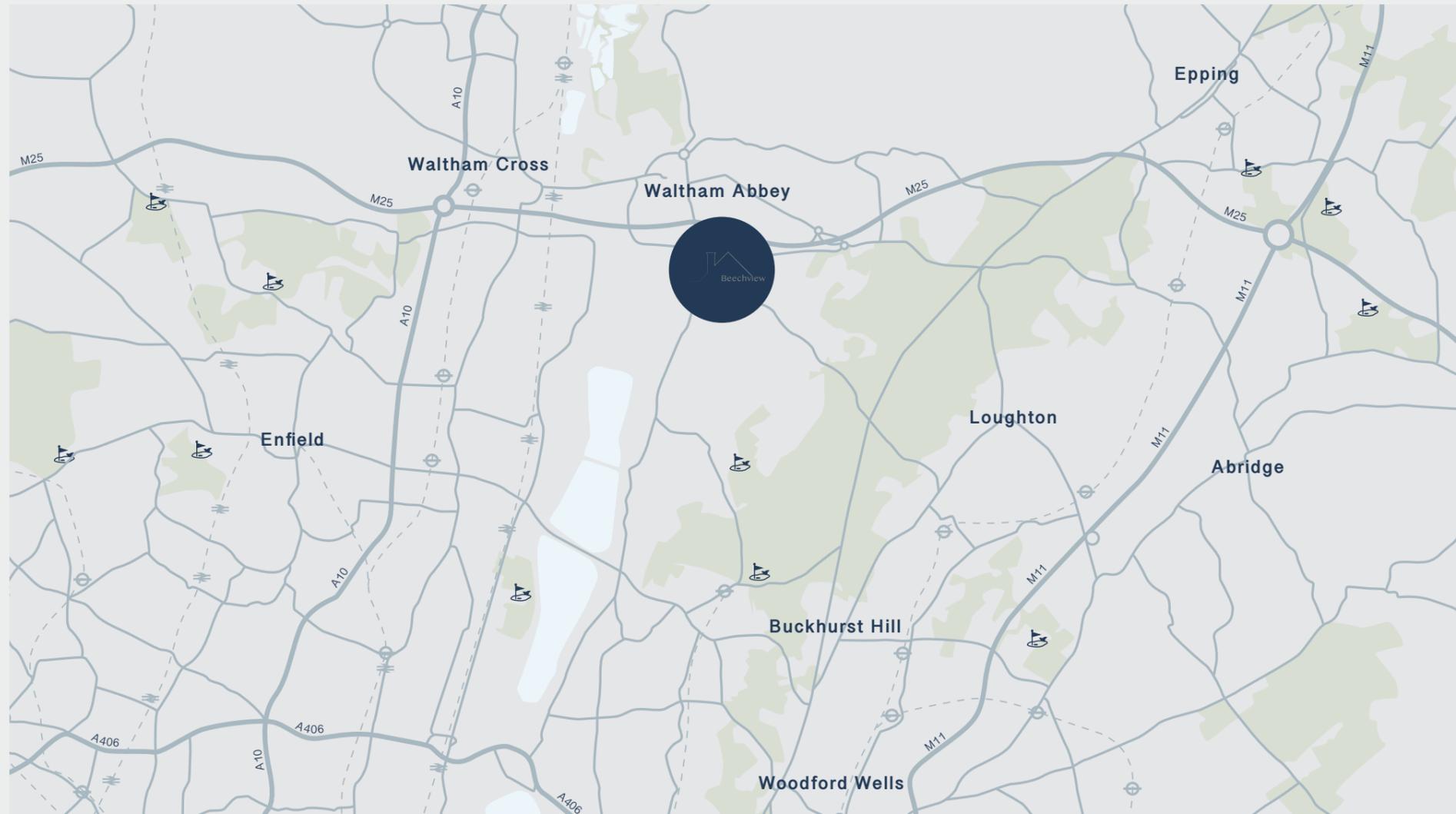




## Everything a world-class city has to offer and more

London is truly an international city: in culture, business, the arts, leisure pursuits and lifestyle. Living at Beechview means you're within easy reach of the capital to take advantage of its rich diversity, while being surrounded by the quiet charm of rural Essex. The development is superbly located, just moments from stations to take you into the capital, but with the historic centres of Epping, Loughton and North Chingford within easy reach, each with their own delightful shopping areas and individual sights.

For the outdoor lover, on the doorstep are the footpaths and ancient woodlands of Epping Forest, the rushing rapids of Lea Valley White Water Centre and the forgotten trails that run along the river Lea. For adventures further afield, Stansted International Airport is only a 30-minute drive away.



## Embrace a modern lifestyle

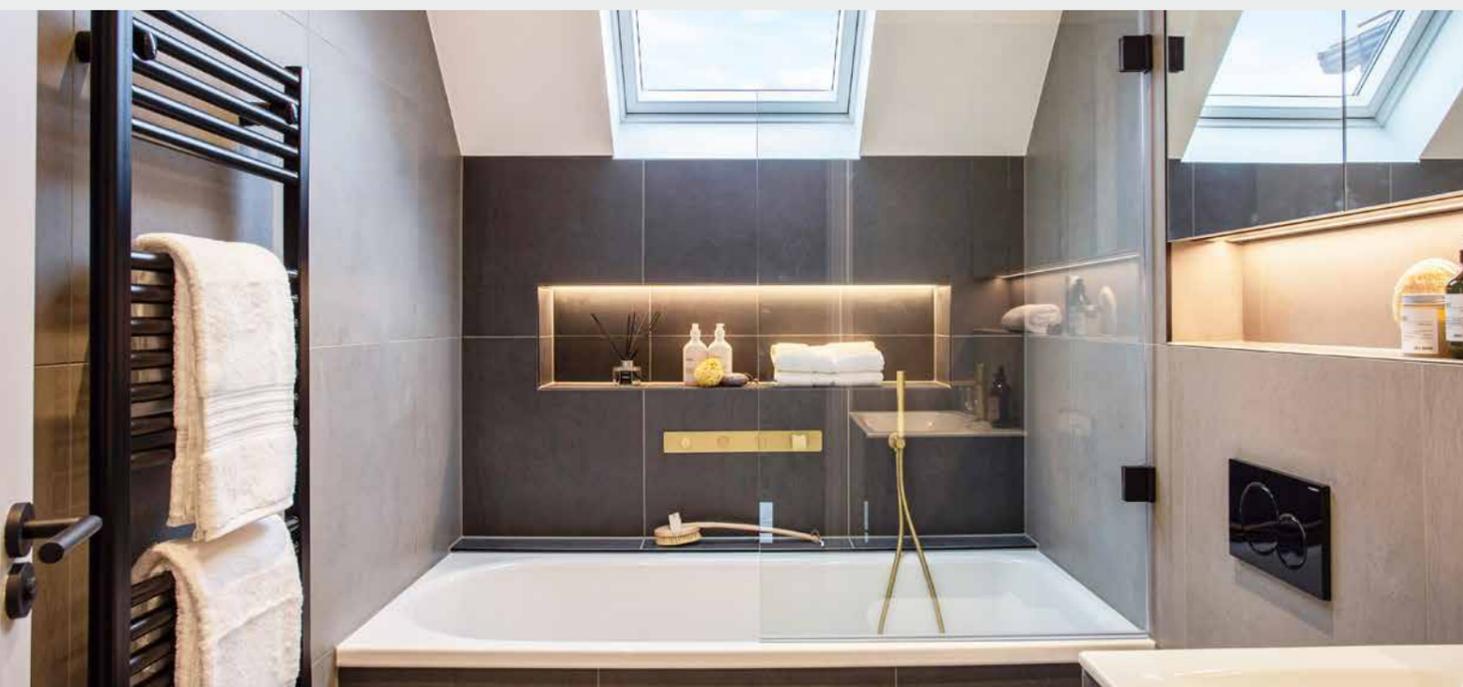
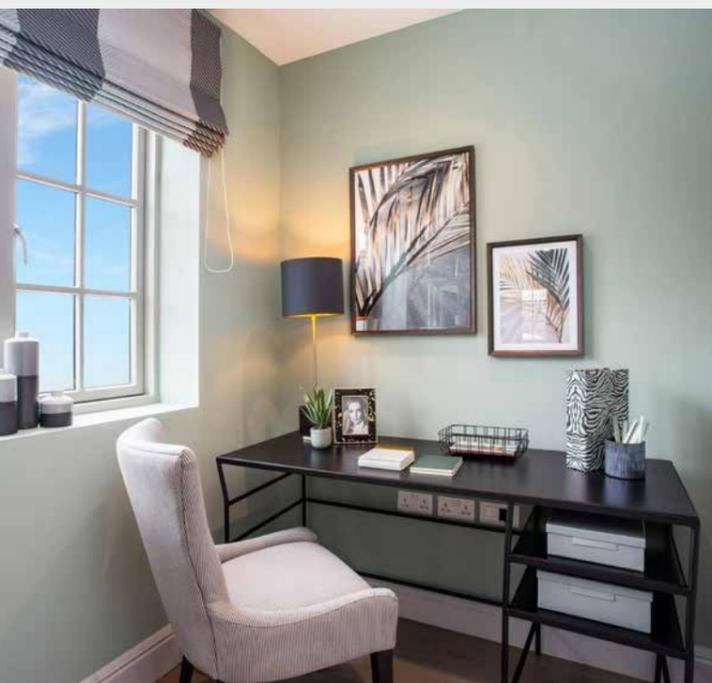
The homes at Beechview offer elegant and traditional architecture, a welcoming environment to come home to at the end of every day. Each of the three types of home has been designed for family living in mind, from young families looking to grow to those just seeking more space to relax. Beechview's stunning executive homes have been designed with space in mind: large gardens, roomy bedrooms, open plan living spaces.

These homes are not merely a location to commute from, but a place to live and enjoy the lovely surrounding area. Living at Beechview not only means excellent connections by road, rail and air, but open spaces on your doorstep and towns and villages where you'll be welcomed to shop, dine and spend your leisure time.

Discover a new standard of living at Beechview.



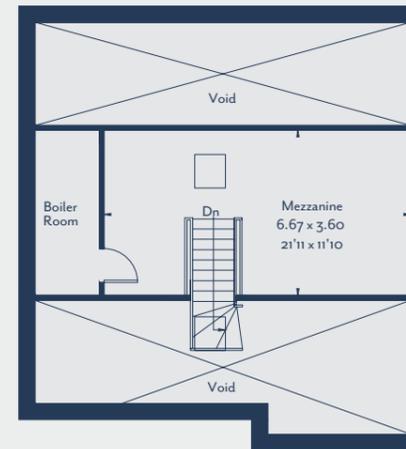




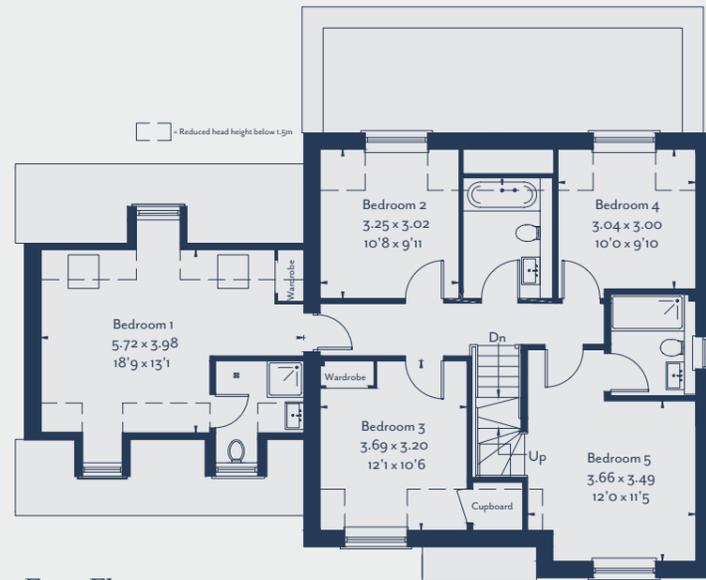
# A home for every family

A feeling of space: that's what you'll notice at Beechview. A place for 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 areas are enhanced by high ceilings and an 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.

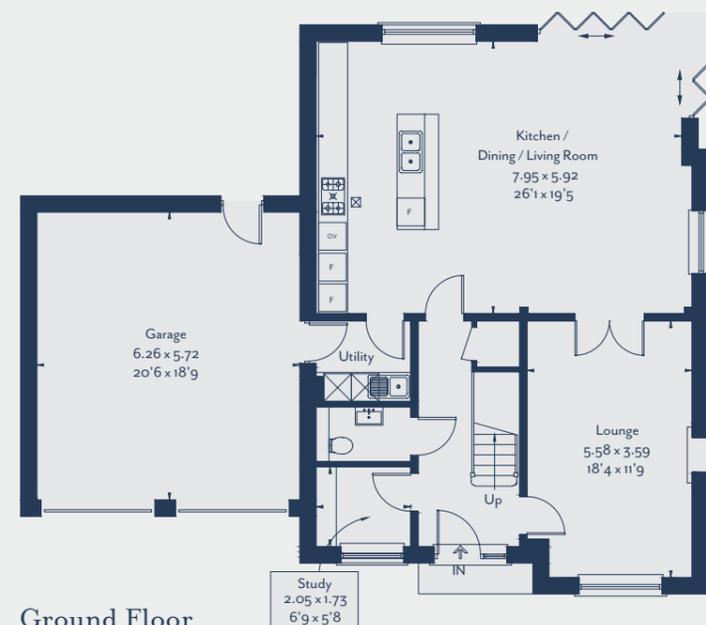
Traditional joinery and design give each home personality, while high-specification interiors and superior quality of fittings ensures the utmost comfort. Beechview's superbly appointed, characterful homes are complemented by locally inspired architecture, elegant interiors and stunning landscaping.



Mezzanine Floor



First Floor



Ground Floor

# Type I

Oaks House, Willows House, Highfield, Fairview, Springfield, Hillside

Approximate Floor Area  
259.5 sq m / 2793 sq ft  
(Excluding Voids)

## Ground Floor

### Kitchen / Dining / Living Room

7.95 m x 5.92 m / 26'1 x 19'5

### Lounge

5.58 m x 3.59 m / 18'4 x 11'9

### Study

2.05 m x 1.73 m / 6'9 x 5'8

### Garage

6.26 m x 5.72 m / 20'6 x 18'9

## First Floor

### Bedroom 1

5.72 m x 3.98 m / 18'9 x 13'1

### Bedroom 2

3.25 m x 3.02 m / 10'8 x 9'11

### Bedroom 3

3.69 m x 3.20 m / 12'1 x 10'6

### Bedroom 4

3.04 m x 3.00 m / 10'0 x 9'10

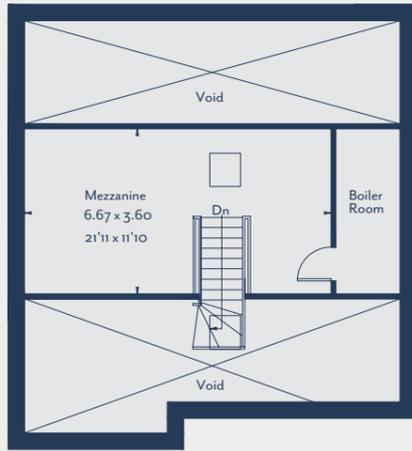
### Bedroom 5

3.66 m x 3.49 m / 12'0 x 11'5

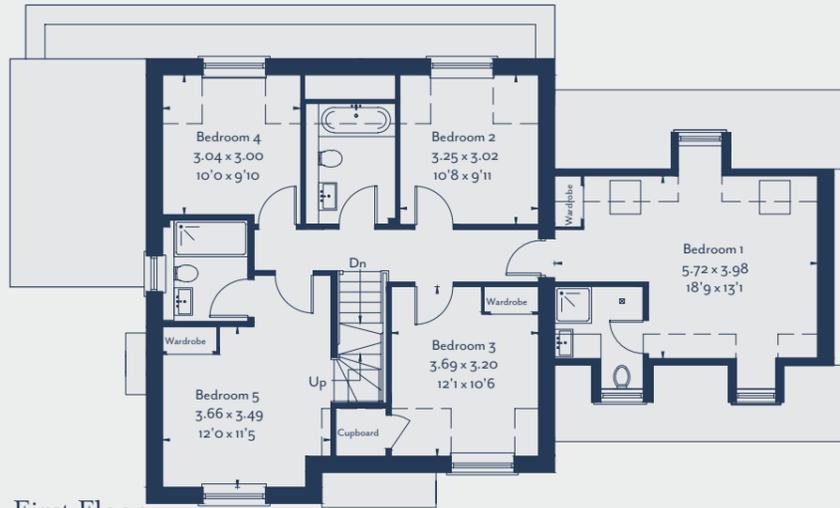
## Mezzanine Floor

### Mezzanine

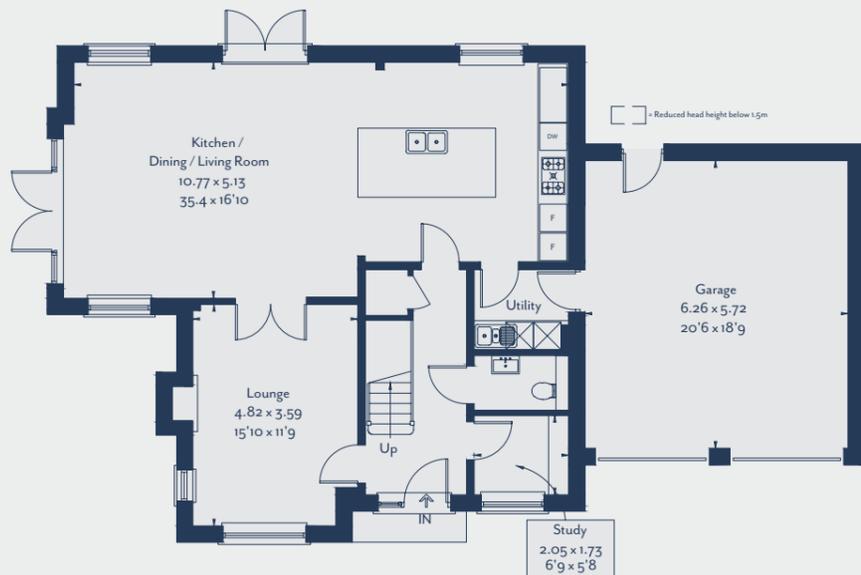
6.67 m x 3.60 m / 21'11 x 11'10



Mezzanine Floor



First Floor



Ground Floor

## Type 2

Gatehouse

Approximate Floor Area  
261.1 sq m / 2810 sq ft  
(Excluding Voids)

### Ground Floor

Kitchen / Dining / Living Room

10.77 m x 5.13 m / 35.4 x 16'10

### Lounge

4.82 m x 3.59 m / 15'10 x 11'9

### Study

2.05 m x 1.73 m / 6'9 x 5'8

### Garage

6.26 m x 5.72 m / 20'6 x 18'9

### First Floor

#### Bedroom 1

5.72 m x 3.98 m / 18'9 x 13'1

#### Bedroom 2

3.25 m x 3.02 m / 10'8 x 9'11

#### Bedroom 3

3.69 m x 3.20 m / 12'1 x 10'6

#### Bedroom 4

3.04 m x 3.00 m / 10'0 x 9'10

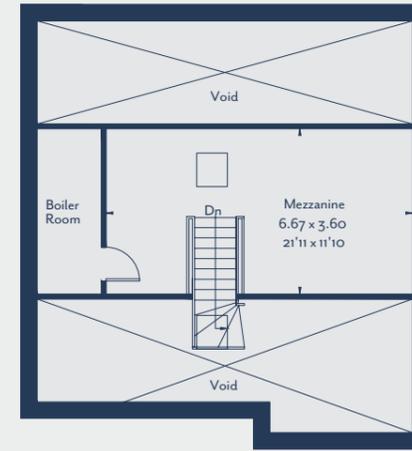
#### Bedroom 5

3.66 m x 3.49 m / 12'0 x 11'5

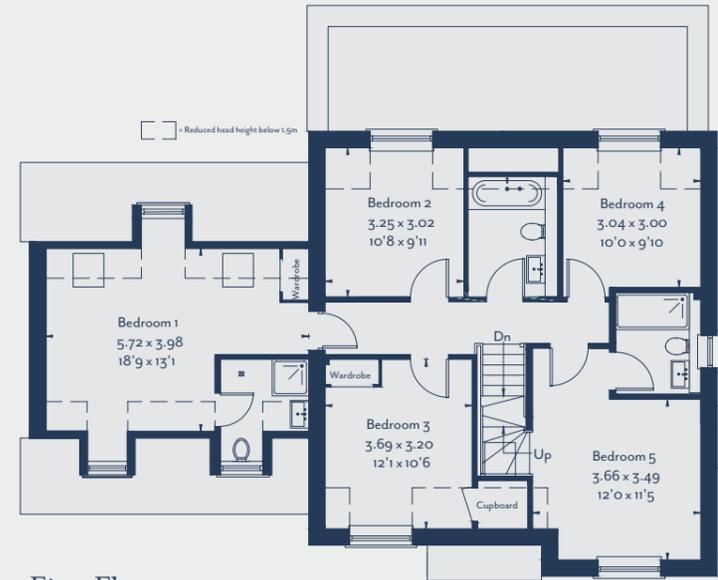
### Mezzanine Floor

#### Mezzanine

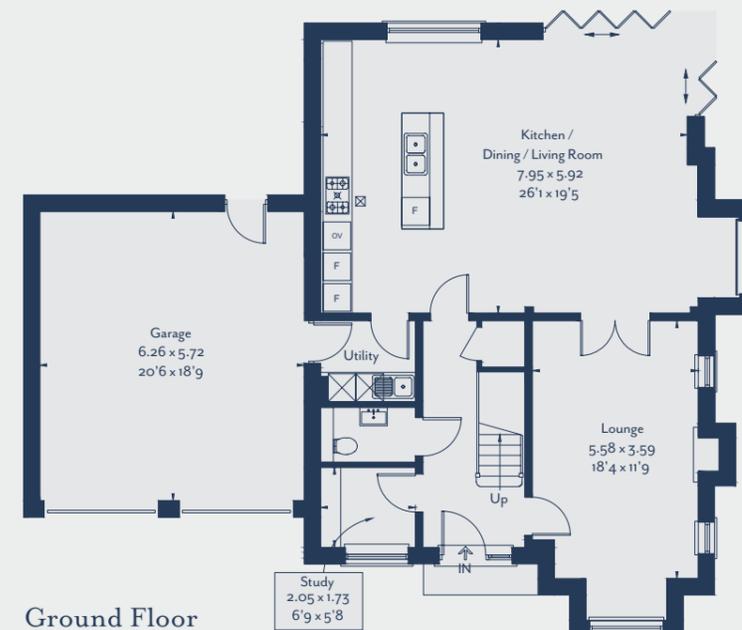
6.67 m x 3.60 m / 21'11 x 11'10



Mezzanine Floor



First Floor



Ground Floor

## Type 3

Woodlands

Approximate Floor Area  
262.4 sq m / 2824 sq ft  
(Excluding Voids)

### Ground Floor

Kitchen / Dining / Living Room

7.95 m x 5.92 m / 26'1 x 19'5

### Lounge

5.58 m x 3.59 m / 18'4 x 11'9

### Study

2.05 m x 1.73 m / 6'9 x 5'8

### Garage

6.26 m x 5.72 m / 20'6 x 18'9

### First Floor

#### Bedroom 1

5.72 m x 3.98 m / 18'9 x 13'1

#### Bedroom 2

3.25 m x 3.02 m / 10'8 x 9'11

#### Bedroom 3

3.69 m x 3.20 m / 12'1 x 10'6

#### Bedroom 4

3.04 m x 3.00 m / 10'0 x 9'10

#### Bedroom 5

3.66 m x 3.49 m / 12'0 x 11'5

### Mezzanine Floor

#### Mezzanine

6.67 m x 3.60 m / 21'11 x 11'10



# Specifications

## Kitchens

- Bespoke fitted kitchens by Influence Furniture, painted in Farrow & Ball colours
- Integrated appliances by Bosch, Siemens 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 upstands
- Hardwearing white Silgranit Etagon kitchen sinks by Blanco
- Matte black boiling water tap by Fohen Instant Water Fahrenheit and water softener
- LED plastered-in downlighting

## Sanitaryware

- Porcelain tiled flooring with underfloor heating
- Walk-in wet room-style showers by Novellini with Crosswater mixer taps
- Wall-mounted Duravit toilets, vanity units by Canatana and Kueco
- Generous family bathrooms with Bette integrated bathtubs
- Cabinet mirrors and heated towel rails
- Cloakrooms with Bagnodesign brushed copper taps

## Gardens

- Generously sized driveways laid to grey brick paving
- Stone-paved patios to the rear gardens, designed for entertaining
- Landscaped gardens with lawns, borders and trees
- Landscaped communal areas and communal lighting

## Flooring and décor

- Bedrooms in premium Clarendon Carpets, made from British wool
- Ground floor in bespoke engineered oak flooring by Istoria by Jordan Andrews
- All bathrooms and cloakrooms in Grigio grey porcelain or white marble effect tiling
- Technology & security
- Cat 5 cabling and Satellite dishes in addition to standard TV cabling
- Television points in living rooms, kitchens, studies and all bedrooms
- Visonic alarm system with smartphone integration
- Main gate intercom and CCTV by HikVision
- Telephone outlets to living rooms and bedrooms
- Ability to connect wireless entertainment systems

## Building, mechanical and electrical

- Thermally insulated cavity walls, loft space, solid floors and separating walls
- External windows and doors in traditional hardwood joinery with thermal double-glazed windows throughout
- Zoned underfloor heating on the ground floor and in first floor bathrooms, powered by gas fired Vaillant boiler system and controlled by Heatmiser thermostatic room control
- Clean and minimalist style Reynaers aluminium bi-fold doors with large glazing area
- Four-panel heavyweight hardwood fire compliant internal doors

## Warranty

- 10-year NHBC Guarantee





### Contact us

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