

# Shelburne End

WHITTON, HOUNSLOW

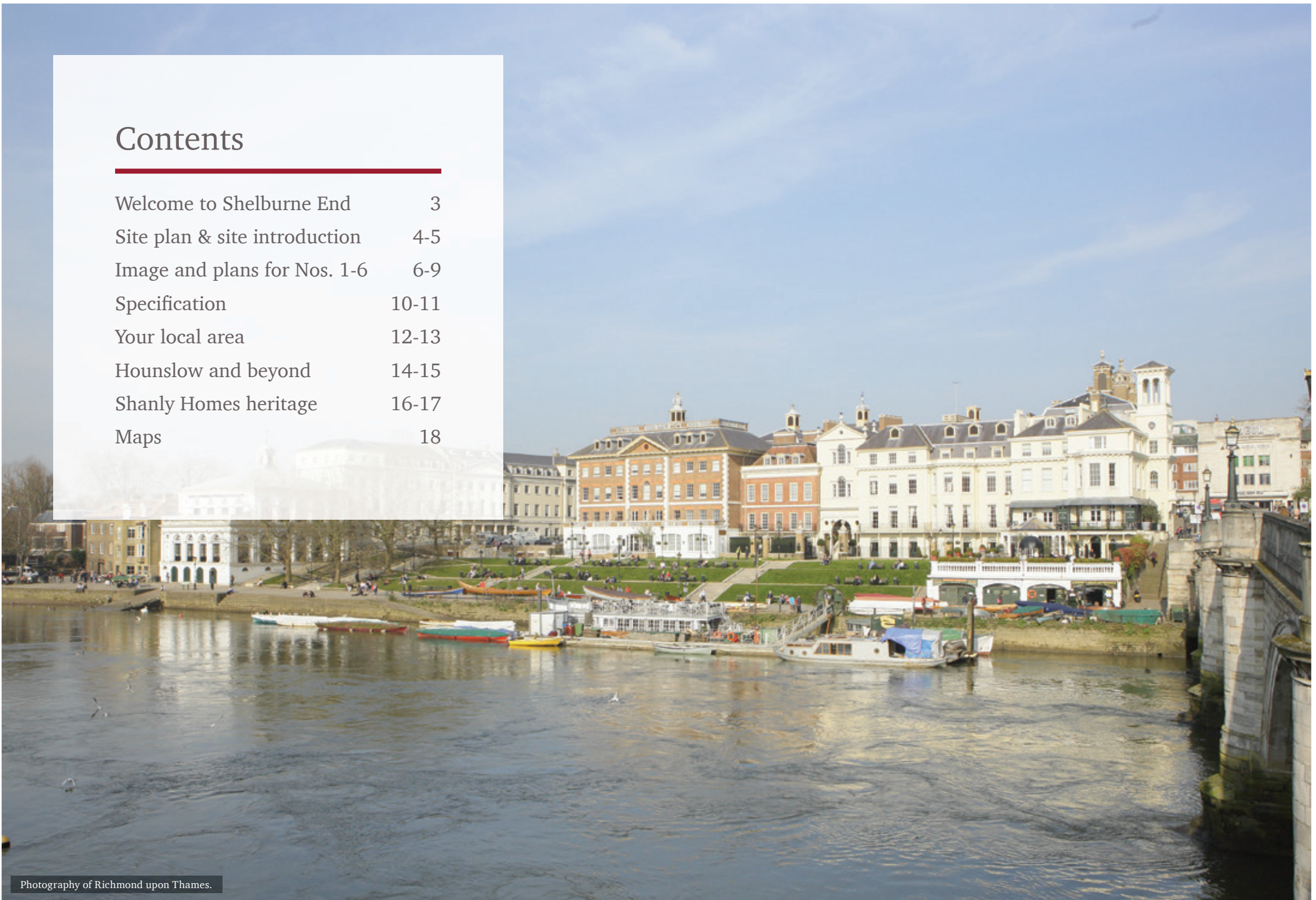


**SHANLY**  
HOMES

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# Welcome to Shelburne End



Shelburne End is an exclusive development of just 6 four bedroom semi-detached houses in a popular residential area in Hounslow, West London

Shelburne End is located just a mile from Hounslow's bustling town centre and train station, with fast, frequent services to London Waterloo. The M4 is a 10 minute drive away, giving easy access to the M25 and the rest of the motorway network. Heathrow Airport is also conveniently close.

Each of these four bedroom homes has been carefully planned and finished to the highest standard that has become synonymous with Shanly Homes. Offering generously proportioned, flexible living, these homes are tailor made for modern living.





When visiting any of our developments that are still under construction, you are responsible for following the Health and Safety procedures and signs that are in place. For this reason, you must go straight to the Sales Office on arrival.

# Introducing your new home



## Spacious stunning homes located in an attractive cul-de-sac close to Hounslow Heath

The properties at Shelburne End feature an open-plan living/dining room where there's enough space for families to eat, rest and play, and for children to do homework. Double doors lead from this space to the south east facing garden.

The kitchens are fitted with quality integrated appliances, laminate worktops and splashbacks, and stylish tiled floors, while the bathrooms feature sleek, white sanitaryware.

The master bedroom includes fitted wardrobes leading onto an en-suite shower room. On the first floor is a large second bedroom also with fitted wardrobes and a family bathroom. A third bedroom and study/bedroom four complete this flexible home.

Beautifully decorated throughout, to our interior designer's exacting standards, all you'll need to do when you move in is unpack and start enjoying your new home.





Computer generated image of Nos. 1-3 Shelburne End.

# Modern living



Set over three floors, these homes all benefit from a large living/dining room, separate kitchen with breakfast area and downstairs cloakroom on the ground floor. The first floor accommodates the second and third bedrooms, a family bathroom and a separate study / fourth bedroom, while the master bedroom with en-suite bathroom occupies the whole of the top floor.

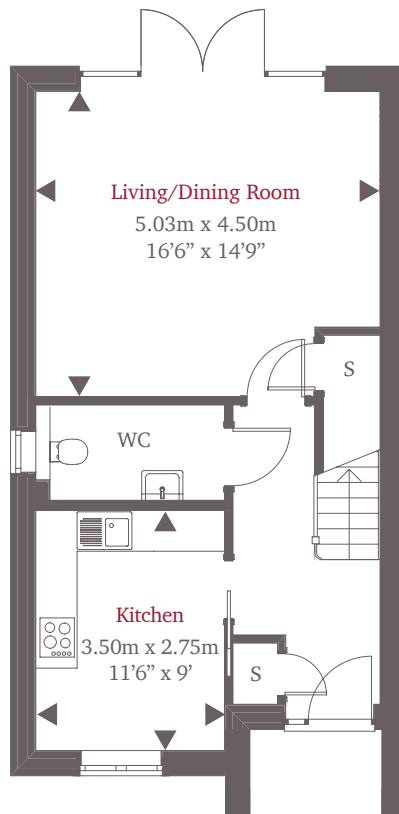
The professionally designed kitchens feature contemporary units with beautiful, hard-wearing worktops and

splashbacks, contemporary ceramic floor tiling, and high quality energy-efficient appliances. The bathrooms incorporate stylish white sanitaryware, heated towel rails and thermostatically controlled showers.

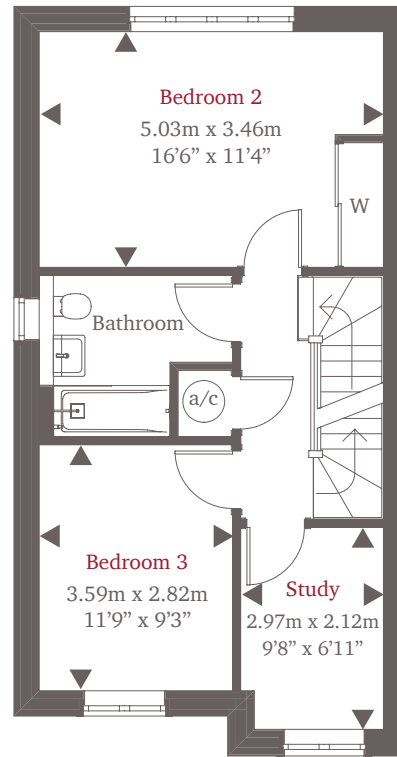
Outside, you'll find a private rear garden and one allocated off-road parking space for each house. As with all Shanly homes, the houses at Shelburne End benefit from an outstanding attention to detail and carefully chosen fixtures and fittings.

# Nos. 1, 3 and 5

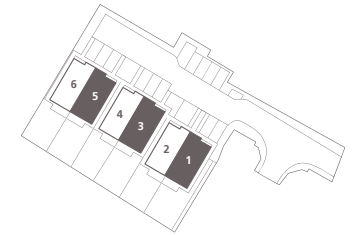
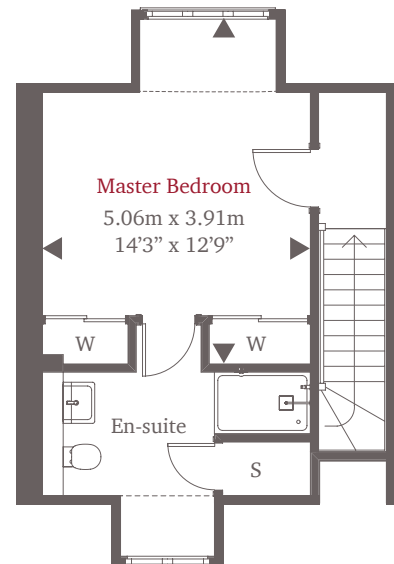
## Ground Floor



## First Floor



## Second Floor

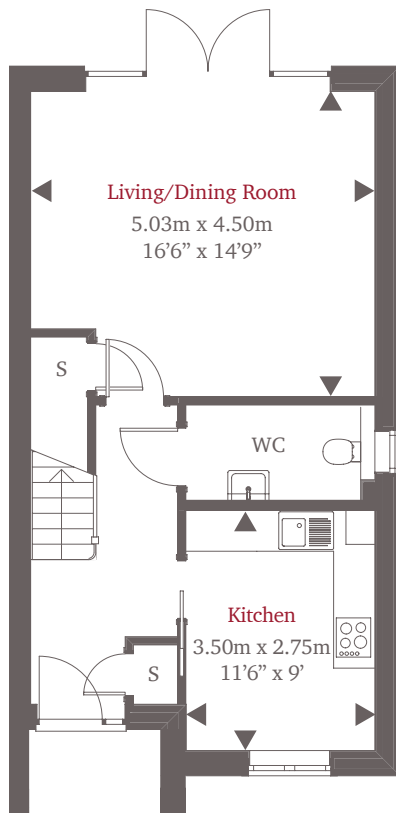


► Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. W denotes wardrobe. S denotes storage. ---- denotes 1500mm reduced height. a/c denotes airing cupboard. Please speak to sales consultant for more information.

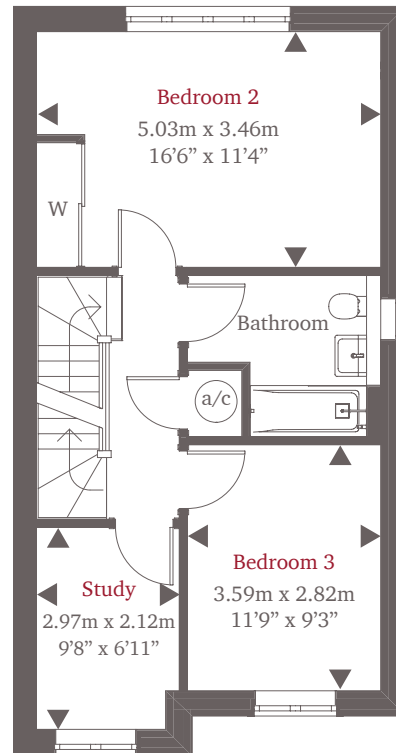


# Nos. 2, 4 and 6

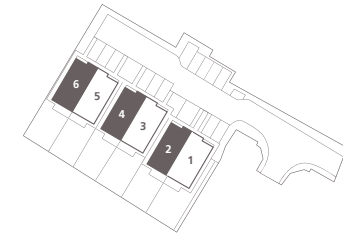
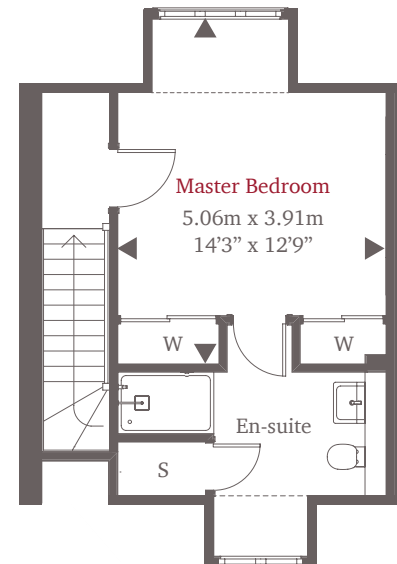
## Ground Floor



## First Floor



## Second Floor



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# Stylish specification

## *Kitchen*

- Kitchen units complemented by coordinating laminate worktops and splashbacks
- Contemporary ceramic Minoli tiling to floor
- Carron under-mount stainless steel sink
- Carron Alba mixer tap in chrome

### Appliances to include:

- Induction hob
- Stainless steel single oven
- Chimney hood and extractor
- Integrated washer/dryer
- Integrated A+ rated fridge/freezer
- Integrated slimline dishwasher
- Integrated combi microwave

## *Bathroom and en-suite*

- White Ideal Concept AIR sanitaryware
- Polished-chrome Vado taps
- Thermostatically controlled Vado showers
- Full height Simpsons Design shower screen
- Minoli full height tiling around showers with half height tiling to sanitary walls
- Minoli ceramic floor tiles to cloakroom
- Polished chrome finish contemporary heated towel rail to bathrooms, en-suites and cloakrooms
- Shaver points to bathroom and en-suite
- Mirrors to cloakroom, bathroom and en-suite

## *Interior*

- High quality white PVCu double-glazed windows
- PVCu patio doors to ground floor
- Oak veneer internal doors
- Polished chrome ironmongery
- Fitted wardrobes to master and second bedroom
- Gas central heating with Dryton TRV4 thermostatic radiator valves and Horstmann electronic programmer
- Vaillant wall-mounted A-rated high efficiency condensing boiler
- BT points to master bedroom, study and living room
- Sky+ to living/dining room and TV points to other rooms. TV aerial, satellite dish and distribution amplifier to be supplied by purchaser. Satellite connection subject to individual subscription

- All homes fitted with Aico smoke and carbon monoxide detectors
- White sockets to kitchen, hallway, living/dining rooms and bedrooms
- Alarm system spur for wireless Nacoss approved to BS4737

## *Exterior*

- Tarmacadam to access road and parking, footpaths paved in Indian Sandstone
- Patio finished in Eastlands Indian grey Sandstone
- Landscaped front garden and turf to rear garden

### Environmental features at Shelburne End

- A-rated appliances
- 100% energy efficient lighting

**10**  
YEAR  
INSURANCE BACKED  
NEW HOME WARRANTY



Next, Hounslow



Costa, Hounslow



Treaty Shopping Centre, Hounslow



# Your area

Located in West London, Hounslow is an important residential suburb of London supporting a variety of businesses

Families are well served by a number of good local schools, including the Bishop Perrin C of E School (primary) and The Heathland School (secondary), which are both rated 'outstanding' by Ofsted and are a 15 minute and 8 minute walk away respectively, from Shelburne End.

Hounslow Heath, just a few minutes away, is a former Norman hunting ground. Now a local nature reserve, it hosts nature trails, ponds, bird-

watching hides and a bridle path, and is a great place to walk and relax at the weekends. For the sports-minded, Whitton Park Sports Association hosts rugby, tennis, football, cricket and fitness clubs, and there are a number of nearby sports centres and pools. For an evening out, Hounslow Arts Centre puts on a varied programme of live shows, including comedy, drama, music and film, while nearby Feltham boasts a 14 screen cinema.

Hounslow town centre is just five minutes away from Shelburne End and there, you'll find the Treaty Shopping Centre with over 40 stores and household names such as Debenhams, Next and H&M, as well as bars, cafés and restaurants. You are also less than 7 miles away from the famous Kingston-upon-Thames shopping centre and Richmond and Whitton village are close at hand. The local area benefits from Asda and Morrisons supermarkets, a Sainsbury's local, and a Tesco Express which is practically on your doorstep.





Hounslow Station



Starbucks Coffee, Hounslow



Richmond Park



# Hounslow and beyond

Shelburne End offers the ideal base from which to explore London's parks and attractions, as well as the Home Counties

Rugby and football enthusiasts will enjoy being close to world-class sporting action with Wembley Stadium just over 10 miles away, and Twickenham, the world's largest Rugby venue, just two miles down the road. The Royal Mid-Surrey Golf Club offers two 18 hole golf courses in the grounds of the Old Deer Park in Richmond.

For a family day out, why not visit the steam museum in Brentford, or enjoy

the famous Royal Botanical Gardens just over the bridge in Kew Isleworth's impressive Syon House, the Duke of Northumberland's historic family home with gardens landscaped by Capability Brown, opens its gates to visitors throughout the summer months. Alternatively, you could visit Richmond Park, London's largest royal park and a national nature reserve which is internationally recognised for wildlife conservation.

For food-lovers, Hounslow has a number of cafés and restaurants, with Indian Relish and Global Street Food Kitchen being highly rated by locals. Further afield, Richmond and Chiswick offer excellent greengrocers, delis and eateries to tempt you.

Hounslow enjoys good road and rail connections, with London Waterloo just 30 minutes away by train. The M4 motorway and M25 are easily accessible, giving access to the national motorway network, and Heathrow Airport is close at hand for international travel.



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HOMES



Fernlands Park, Haywards Heath



# Our heritage

We understand that homes are more than just bricks and mortar, they are where memories are made.

Since our formation in 1969, we have established a reputation within the south-east of England and Greater London area not only for our high standard of build and our stand-out designs but also for our commitment to the communities in which we build.

With every home we take time to get to know the local area. By doing so, we make sure our homes complement and enhance their surroundings. Each home is also part of a community and we play an active part, annually assisting hundreds of local charities and organisations through our charitable arm, The Shanly Foundation.

From our offices in Leatherhead and Beaconsfield our dedicated in-house planners and architects create some of the finest new homes in the UK.

Our accomplished teams are supported by external consultants who bring with them the latest in interior and exterior design thinking so that every one of our properties has a unique character and is of the highest quality.

No detail is overlooked in the creation of our stunning new homes.

We keep a close watch on current trends and industry standards to ensure the sustainability of our new homes but we never lose sight of the importance of traditional build methods either.

All our new homes benefit from an industry recognised 10-year insurancebacked guarantee. Together with the care and commitment we devote to every home we build, it gives the extra peace of mind that a Shanly home will both stand the test of time and is also a home to be proud of.

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HOMES

## Shanly Homes is proud to support



We pay for a year-long RSPB subscription for our new homes customers which enables them to visit any RSPB centre in the UK free-of-charge plus receive newsletters and updates from the RSPB. We also fit bird boxes in the gardens and communal areas of our homes.

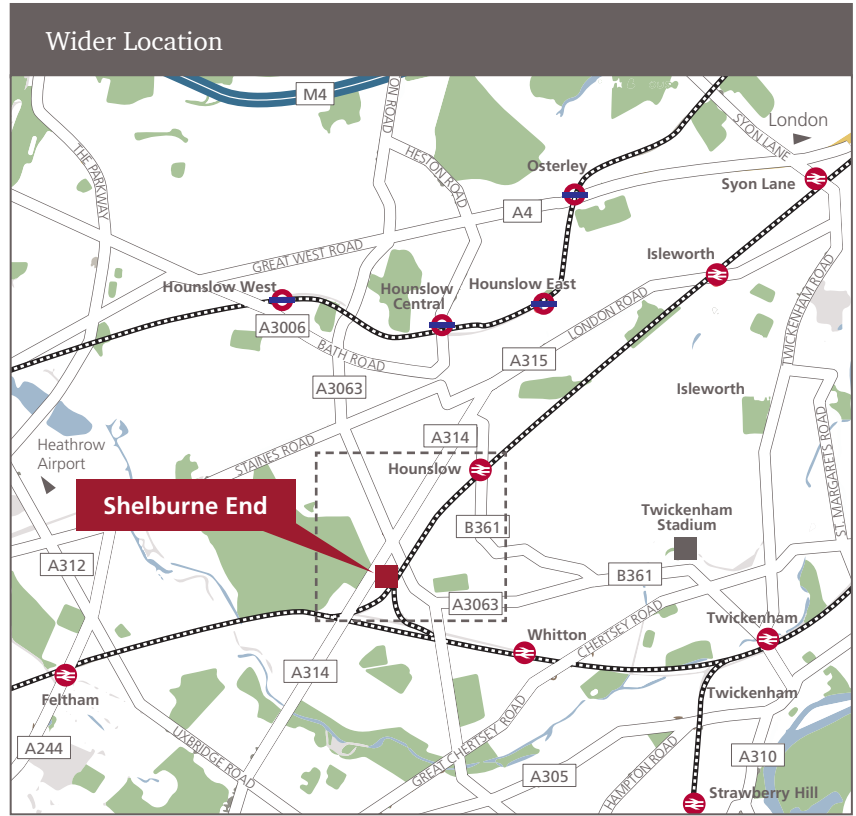


For every new apartment we build we plant 10 native trees and 20 native trees for every house we build. The trees are planted in some of the Woodland Trust's 1,000 woods and will help the charity move one step closer to achieving its long term vision of doubling native woodland cover in the UK.



We provide ongoing financial support to Freshwater Habitats Trust which aims to protect and preserve freshwater life for everyone to enjoy

SHELBURNE END Shelburne Drive, Whitton, Hounslow, London TW4 5LA



**Travel time by rail  
(from Hounslow Station)**

Feltham	5 mins
Clapham Junction	27 mins
Waterloo	40 mins

**Distances by road  
(from Shelburne End)**

Local shops	0.2 miles
Twickenham Stadium	1.9 miles
M3 Junction 1	3.1 miles
M4 Junction 2	7.1 miles

**Travel time by foot  
(from Shelburne End)**

Hounslow Station	20 mins
Hounslow Heath	25 mins
Whitton Station	25 mins

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