



MOORFIELD MEWS

STAINES-UPON-THAMES



Moorfield Mews is an elegant development of traditional style homes, situated in a prime location in Staines-upon-Thames. Just a short walk from the River Thames, and the Two Rivers shopping centre, this delightful mix of one and two bedroom apartments, and two, three, and four bedroom houses benefits from an abundance of amenities on the doorstep. Both the houses and the apartments offer an excellent specification including integrated energy-efficient Bosch or Siemens appliances, quartz composite stone worktops, Ideal Standard sanitaryware and luxury Minoli Italian floor and wall tiling. There is a wide choice of local schools and road and rail connections make getting to the City a breeze.

KEY FEATURES



Built with care



Car charging points



Smart heating and zoned controls



Underfloor heating



Air source heat pumps



Insulation to reduce heat loss



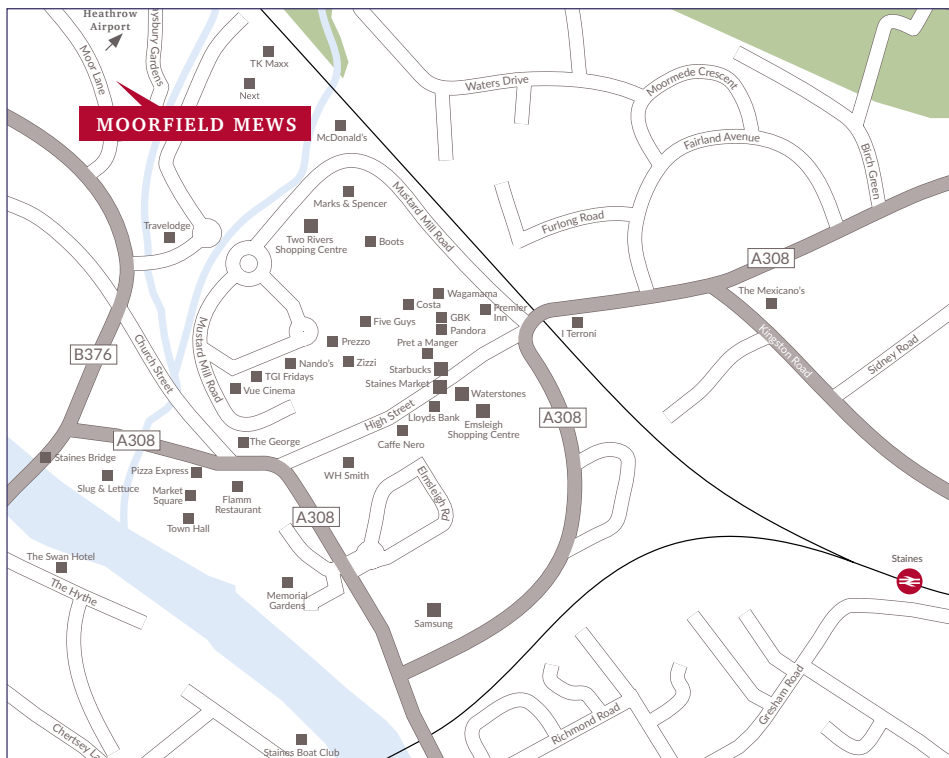
A-rated boiler

SHANLY
— HOMES —

WIDER AREA MAP



LOCAL AREA MAP



ESTATE CHARGE:
£400 p/a (average)*

MANAGING AGENT: REMUS

TENURE: HOUSES (FREEHOLD)
APARTMENTS (LEASEHOLD)

CAR PARKING:
ALLOCATED SPACE.
2 SPACES TO HOUSES

LOCAL AUTHORITY:
SPELTHORNE

BUILDING INSURANCE:
10-year NHBC warranty

EPC RATING: B

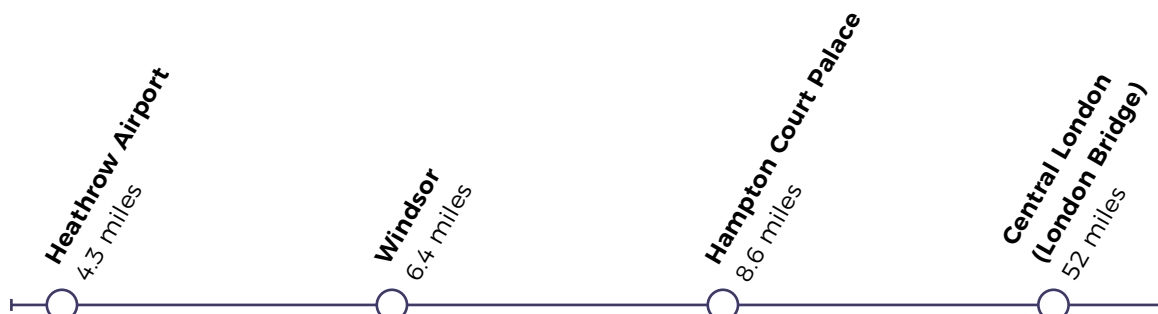
COUNCIL TAX BAND:
D, E, F OR G

*SUBJECT TO APARTMENT SQFT. SPEAK TO A SALES CONSULTANT FOR MORE INFORMATION

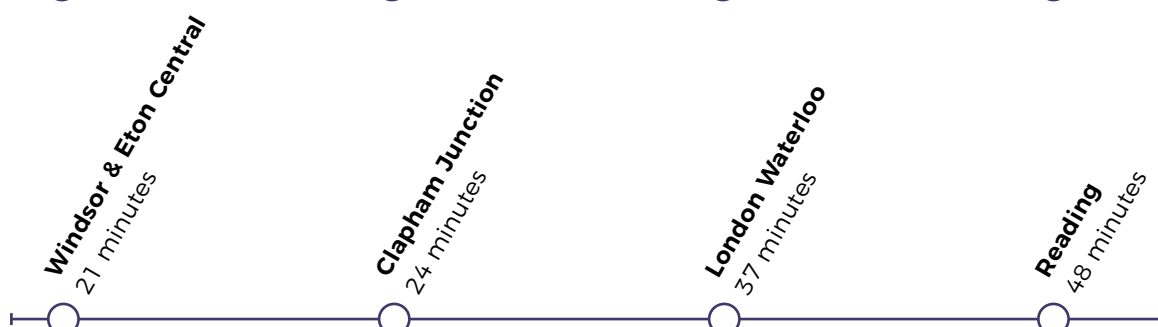
Everything on your doorstep



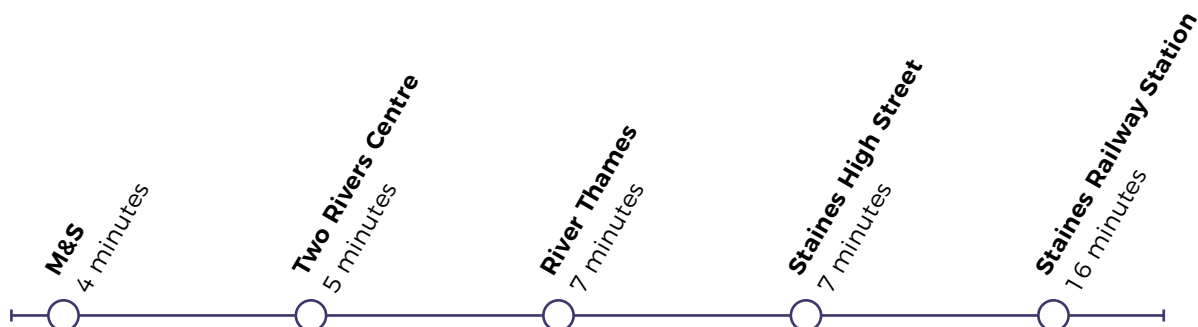
CAR



RAIL



BY FOOT



Supermarkets	Public open space	Gym/leisure	Garage
Sainsbury's 0.7 miles	Lammas Recreation Ground 0.4 miles	PureGym 0.4 miles	Shell 0.8 miles
Waitrose 1.9 miles	Staines Park 1.3 miles	Spelthorne Leisure Centre 1.4 miles	Esso 1.4 miles
Marks & Spencer Food 2.2 miles	Laleham Park 2.8 miles	The Thames Club 1.5 miles	BP connect (Egham) 2.2 miles

SCHOOLS

- **Hythe Primary School**
0.7 miles
Good Oct 22
- **Riverbridge Primary**
1 mile
Good June 19
- **Thorpe Lea Primary School**
1.1 miles. Good Oct 21
- **Our Lady of the Rosary RC Primary**
1 mile. Good Jan 18

INDEPENDENT SCHOOLS

- **Staines Preparatory School and Nursery**
1.3 miles
- **St James Senior Boys' School**
2.6 miles
- **TASIS**
2.6 miles

The Shanly Difference

*Buying a new home brings with it many benefits,
but the biggest difference of all is buying a Shanly home.*

A TEAM THAT CARES

Shanly Homes is privately owned with nearly 60 years of experience and a team that cares about creating a stand-out product in the best locations for our customers. We look forward to many more years of creating homes that last for generations to come.



DISTINCTIVE DESIGNS

Our team of in-house architects design unique homes with you in mind, taking extra care in designing exterior elevations, landscaping plans, positioning buildings, and ensuring your layout inside maximises space, storage, and increases flow. Shanly homes are built to stand the test of time with attention to detail that gives added curb appeal to your home.

HIGH SPECIFICATION

At Shanly Homes, we don't offer upgrades because we don't need to. Our prices include the full, premium specification of appliances, handles, doors, and more, carefully selected by our team so you can relax knowing that what you see is what you get.

EXACTING STANDARDS

The Shanly team take great pride in ensuring your development is built and finished to our exacting safety and quality standards.

WE LISTEN

We take customer care seriously and our 24-hour customer care helpline and consistently high customer survey scores are testament to this. Building new homes is complex work and even we sometimes don't get things right, but at Shanly Homes, we want to constantly improve and that means listening to our customers and responding quickly.

CUSTOMERS SEE THE DIFFERENCE

Our valued customers love our Shanly homes and appreciate our helpful team, and some repeat customers have gone up the property ladder with us, while others have purchased other properties as investments.

YOU HELP US CHANGE LIVES

Our charity, Shanly Foundation gives over a million pounds annually to a wide spectrum of charities and organisations that benefit your local community. From young people from disadvantaged backgrounds, the homeless, people with physical disabilities or life limiting illnesses, to the ever-growing need for mental health support, we carefully select charities that do their best to help those most in need.



**Marketing suite and show home open Thursday to Monday,
10am to 5pm and by appointment on Tuesdays and Wednesdays**
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shanlyhomes.com



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