

30 & 30A Blackamoor Lane

MAIDENHEAD



SHANLY
HOMES

An exclusive development of just two stunning three bedroom semi-detached homes, perfectly placed within Maidenhead in the historic county of Berkshire

SHANLY
HOMES

Kitchen

- Contemporary kitchen units are complemented by coordinating composite stone worktops and splashbacks
- Soft closing doors and drawers
- LED lighting below the wall and base cupboards

Range of appliances to include:

- 5 burner gas hob
- Integrated stainless steel single oven
- Stainless steel integrated microwave
- Extractor hood
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated washer/dryer

Bathroom & En-suite

- Stylish white Ideal Standard sanitary ware
- Polished chrome taps
- Thermostatically controlled chrome shower to shower cubicle and over bath

- Full height tiling around bath (where no shower cubicle) and shower with half height to walls
- Large format tiling to floor
- Polished chrome finish heated towel rail
- Chrome shaver point
- Extractor fan

Interior

- White PVCu double glazed windows
- Wardrobes to master bedroom and bedroom 2
- Chrome ironmongery
- Gas central heating with thermostatic radiator valves and electronic programmer
- Wiring for security system
- Security locks to windows
- BT point to living room and bedrooms
- TV/Satellite point to living room and master bedroom. TV points to bedrooms and kitchen. TV aerial is to be supplied by purchaser. Satellite connection is subject to individual subscription

- Mains operated smoke detector with battery back up

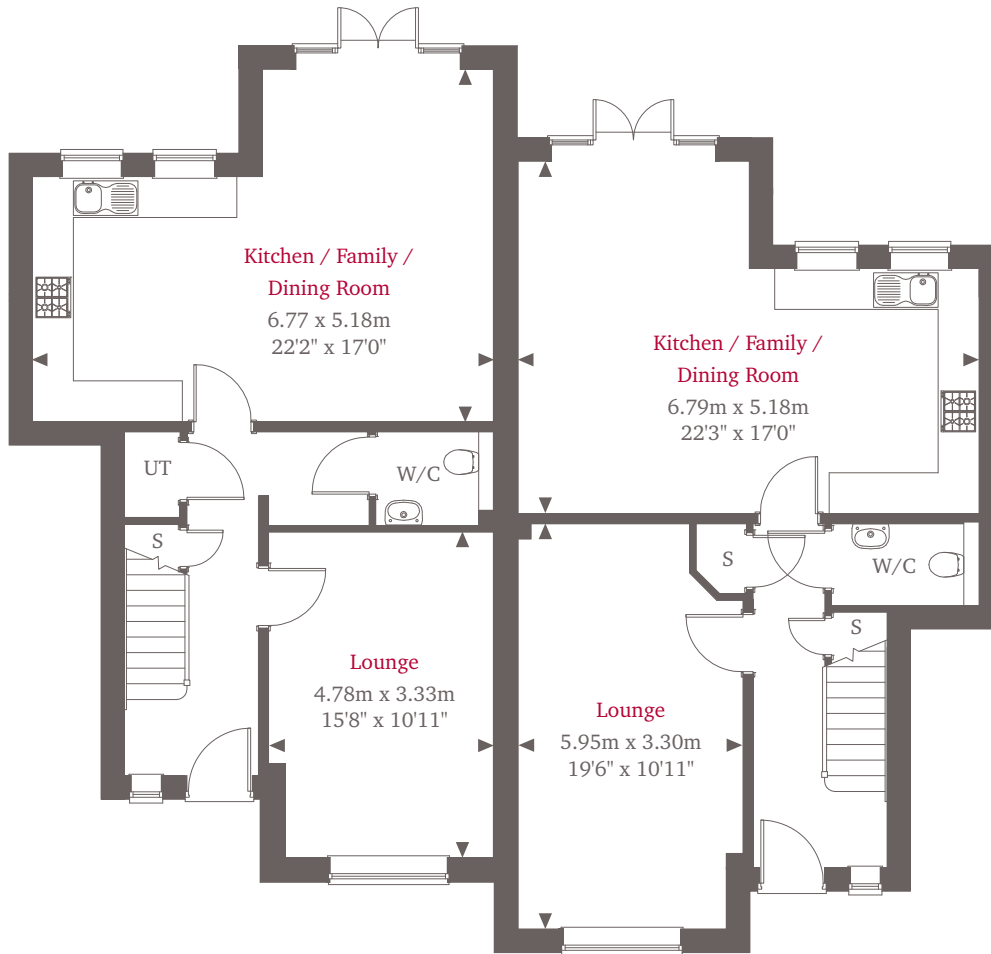
Exterior

- External lighting to front door
- Turf to rear garden



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. This site plan is a guide for illustrative purposes only. Landscaping shown is indicative only.

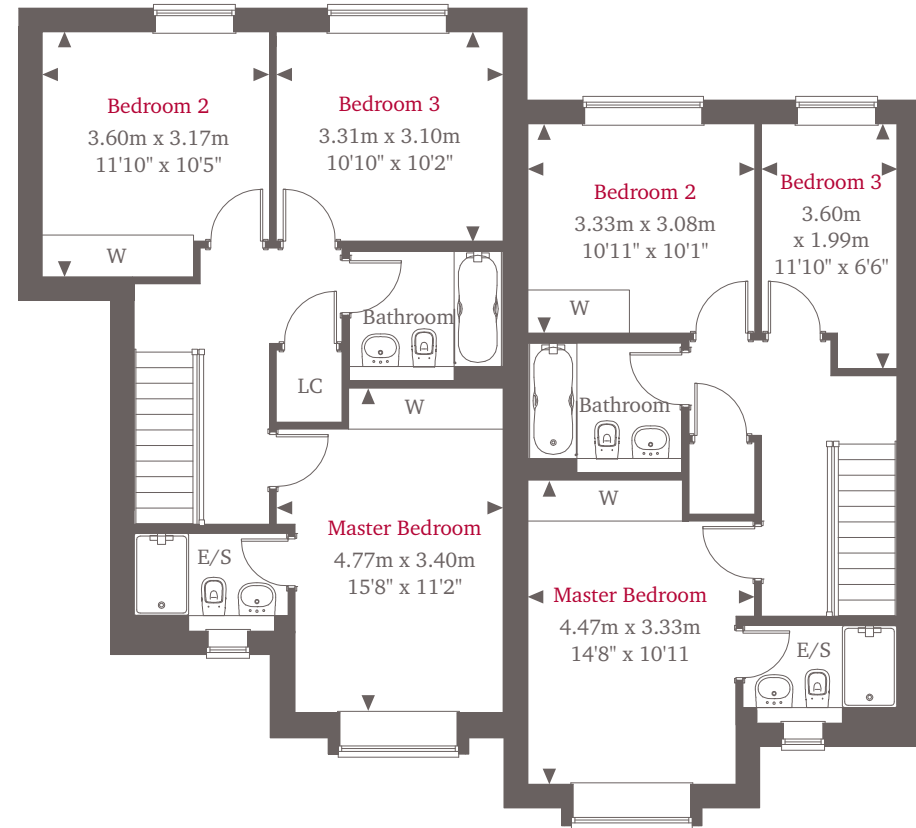
Ground Floor



No. 1 (30A)

No. 2 (30)

First Floor

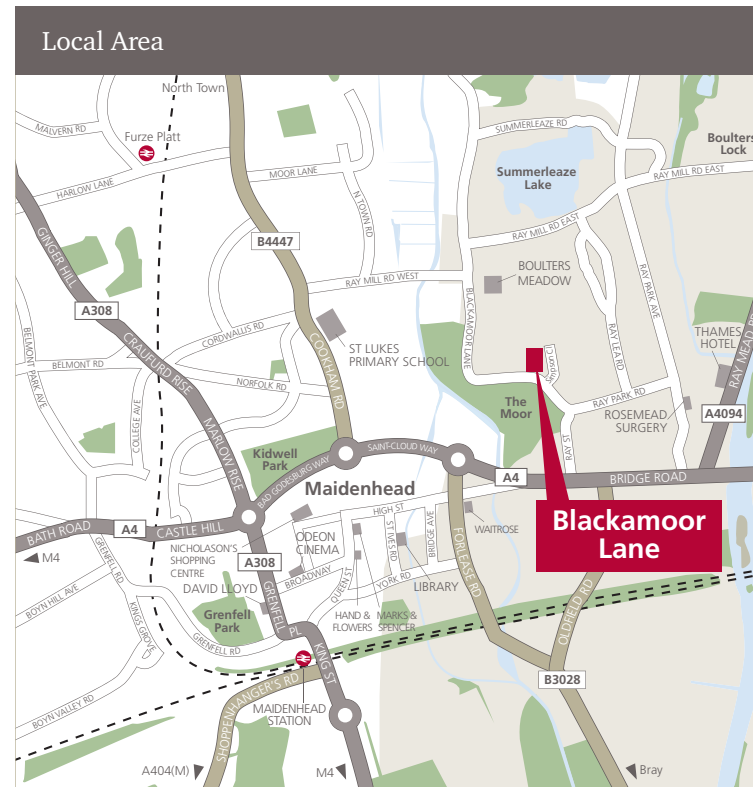
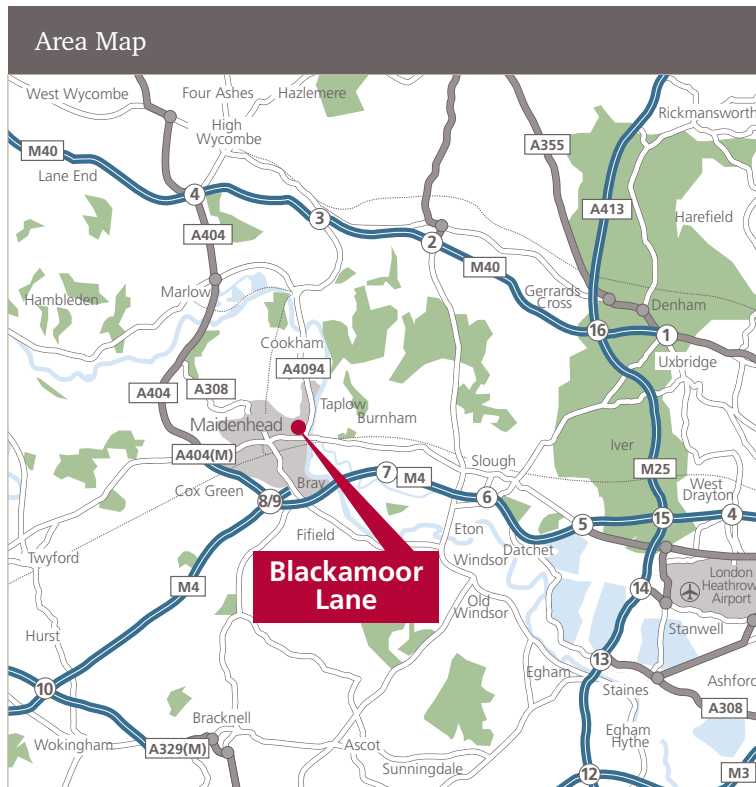


No. 1 (30A)

No. 2 (30)

◀ 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 slightly. Floorplan scale may vary from other plots. W denotes wardrobe. LC denotes linen cupboard. S denotes storage. UT denotes utility. Please consult sales adviser for more information.

BLACKAMOOR LANE, MAIDENHEAD, SL6 8RH | SAT NAV POSTCODE: SL6 8RH



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

Windsor	19 mins
Reading	19 mins
London Paddington	25 mins

**Distances by road
(from Blackamoor Lane)**

M4 (J8/9)	3.3 miles
M25 (J15)	11.2 miles
London Heathrow	14.3 miles
London Gatwick	51.4 miles

**Distances by road
(from Blackamoor Lane)**

M4 (J8/9)	3.3 miles
M25 (J15)	11.2 miles
London Heathrow	14.3 miles
London Gatwick	51.4 miles

Maps not to scale. Approximate journey times taken from National Rail and AA website (July '14). Please note: Due to our policy of continual improvement, we reserve the right to vary specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they may not be regarded as statements or representations of fact and neither the Agents or their clients can guarantee their accuracy. The statements are not intended to form part of an offer or a contract. Computer generated images for illustrative purposes only. Please refer to Sales Advisor for details of landscaping and materials. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3".

COMPUTER GENERATED IMAGES USED IN THIS BROCHURE ARE INTENDED TO BE A GENERAL GUIDE TO THE APPEARANCE OF THE DEVELOPMENT. HOWEVER, FROM TIME TO TIME, IT IS NECESSARY FOR US TO MAKE MINOR ARCHITECTURAL CHANGES. KITCHEN LAYOUTS MAY VARY FROM THOSE SHOWN; THEREFORE PROSPECTIVE PURCHASERS SHOULD CHECK THE LATEST PLANS WITH OUR SALES OFFICE. JULY 2014. Ref: XXXX



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