

**F**

ALLEN ROAD

TW16

PHASE 2

**F**



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Computer generated image indicative only

## PERFECTLY FORMED



Make your new home at Allen Road

Enjoying a peaceful location in a quiet residential area, Allen Road is a collection of four stylish two and three-bedroom houses, ideal for modern living. With contemporary styling and a high quality finish throughout, these homes offer attractive, comfortable and practical accommodation in a well-connected location.

The downstairs layout incorporates a fitted kitchen, and open plan dining area and living room. Doors lead out from the living area onto the generous, private garden. Upstairs, the spacious master bedroom has fitted wardrobes and in the bathrooms Villeroy & Boch sanitaryware creates an elegant look.

Green technology, including solar panels, has been carefully integrated to make the site as energy efficient as possible.

Computer generated image indicative only

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04



Sunbury-on-Thames riverside

## IDEALLY LOCATED



- 01. Thames Court pub, Shepperton
- 02. Enjoy a relaxed local café culture
- 03. Loch Fyne, restaurant and bar
- 04. The Flowerpot pub, Sunbury-on-Thames

Sunbury-on-Thames combines the convenience of London living with the tranquillity of being out of the city. It is also surrounded by a lot of parks and open spaces along with a stunning section of the River Thames. Lower Sunbury is only a ten minute walk away and offers a small parade of shops including Budgens, a pharmacy and a post office whilst nearby Sunbury Cross has a good mix of shops for everyday essentials.

For further choice, Staines-upon-Thames is a short journey away with its two busy shopping centres. Many popular high street brands can be found here alongside a wide range of restaurants and riverside pubs.

Just six miles away, Kingston-upon-Thames is easily reached from Sunbury. Here you will find high street brands and designer boutiques in The Bentall Centre, Eden Walk and the quaint old streets around Market Place. The town is home to a wide collection of restaurants, several of which stand on the riverside at Charter Quay, include Jamie's Italian and Carluccio's. The Rose Theatre and the Odeon multiplex can also be added to Kingston's local attractions.

Nearby Twickenham is not only the spiritual home of English rugby, but also a delightful place to shop and spend time, particularly around picturesque Church Street or in one of the traditional pubs in the area.

The River Thames is just over half a mile away and you can follow the footpath along its banks into nearby Hampton. The Queen Mary Sailing Club in Ashford is two-and-a-half miles from Allen Road and offers water sports for all ages and levels. While the parks in the area are home to numerous sports and activity clubs such as cricket, rugby and tennis.



Scott Freeman Green, Ashford

## LOCALLY AVAILABLE

At Allen Road, Sunbury Cross is your nearest local shopping area, offering Tesco, Marks and Spencer Simply Food and Boots. With a GP and dental surgeries also on the doorstep, your home is well located for everyday essentials.

Sunbury railway station is less than a mile away with trains direct into London Waterloo in under an hour. Sunbury Leisure Centre offers swimming, badminton, short tennis and a climbing wall and there is also a Virgin Active club a 10 minute walk away. Sunbury Golf Centre is a leading pay and play centre for the sport, as well as offering membership.

Popular nearby pubs include The Magpie and The Phoenix both with Thames-side gardens perfect for relaxing on a summer's evening. Whilst the Flower Pot and White Horse offer plenty of charm with their relaxed atmosphere. Café Capriccio, Little Italy and Indian Zest add further variety to the local dining scene.

The Magpie Pub, Sunbury-on-Thames







- 01. The Walled Garden at Sunbury Park
- 02. The Thames Path, Sunbury-on-Thames
- 03. The Queen Mary Sailing Club, Ashford
- 04. Get close to nature in Bushy Park

Sunbury-on-Thames enjoys a wealth of green space, which Allen Road is well placed to explore. Close to the River Thames, Sunbury Park features a beautiful walled garden that dates from the early part of the 18th century, as well as an abundance of local open plains, woods, paths and cycle ways. Sports and recreation grounds are plentiful in the area, while The Thames Path offers a wonderful opportunity to enjoy riverside walks and the wildlife that flocks to the water.

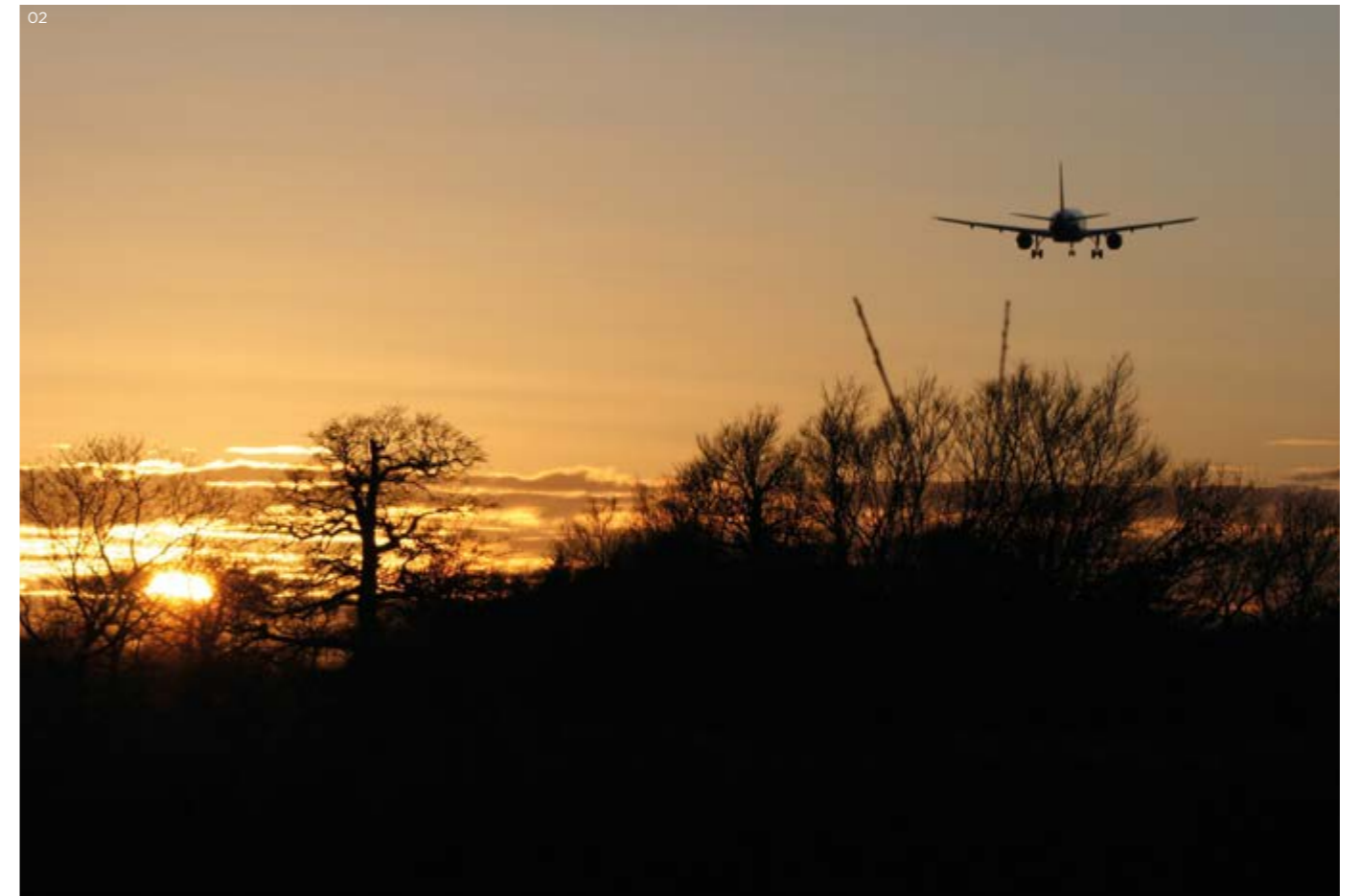
Just a few miles east of Allen Road is Bushy Park, a much loved Royal Park and the second largest in London. It has a glorious mix of woodland, gardens and ponds, and is home to roaming herds of Red and Fallow Deer and hundreds of species of wildlife, plants and trees. The famous Diana Fountain, a formal Baroque water garden and superb children’s playground are also waiting to be discovered in Bushy Park, not to mention the world famous Hampton Court Palace on the west side of the park.

FABRICA IS PART OF AN AWARD-WINNING PROPERTY BUSINESS, COMMITTED TO CREATING METICULOUSLY DESIGNED, SKILFULLY PRODUCED HOMES. FROM APARTMENTS OF STRIKING URBAN ARCHITECTURE TO HOUSES WITH A MORE RURAL INTIMATE CHARM, OUR AIM IS ALWAYS THE SAME: TO CREATE BEAUTIFULLY DESIGNED HOMES WHICH ARE A REAL PLEASURE TO LIVE IN.

# WELL CONNECTED

With Sunbury railway station just under a mile away, Allen Road is perfectly located for busy commuters. There are direct services to London Waterloo taking 49 minutes, while London Victoria can be reached in 58 minutes with an interchange at Clapham Junction. Sunbury station is also on a direct line to Kingston, with the journey taking just 17 minutes. The A308 Staines Road is a direct route to the M3, joining at Junction 1 or carry on along the A308 for the M25 at Junction 13. Heathrow Airport is only a few miles away and easily reachable on public transport.

- 01. Central London is under an hour away by train
- 02. Heathrow Airport is conveniently close for work or travel

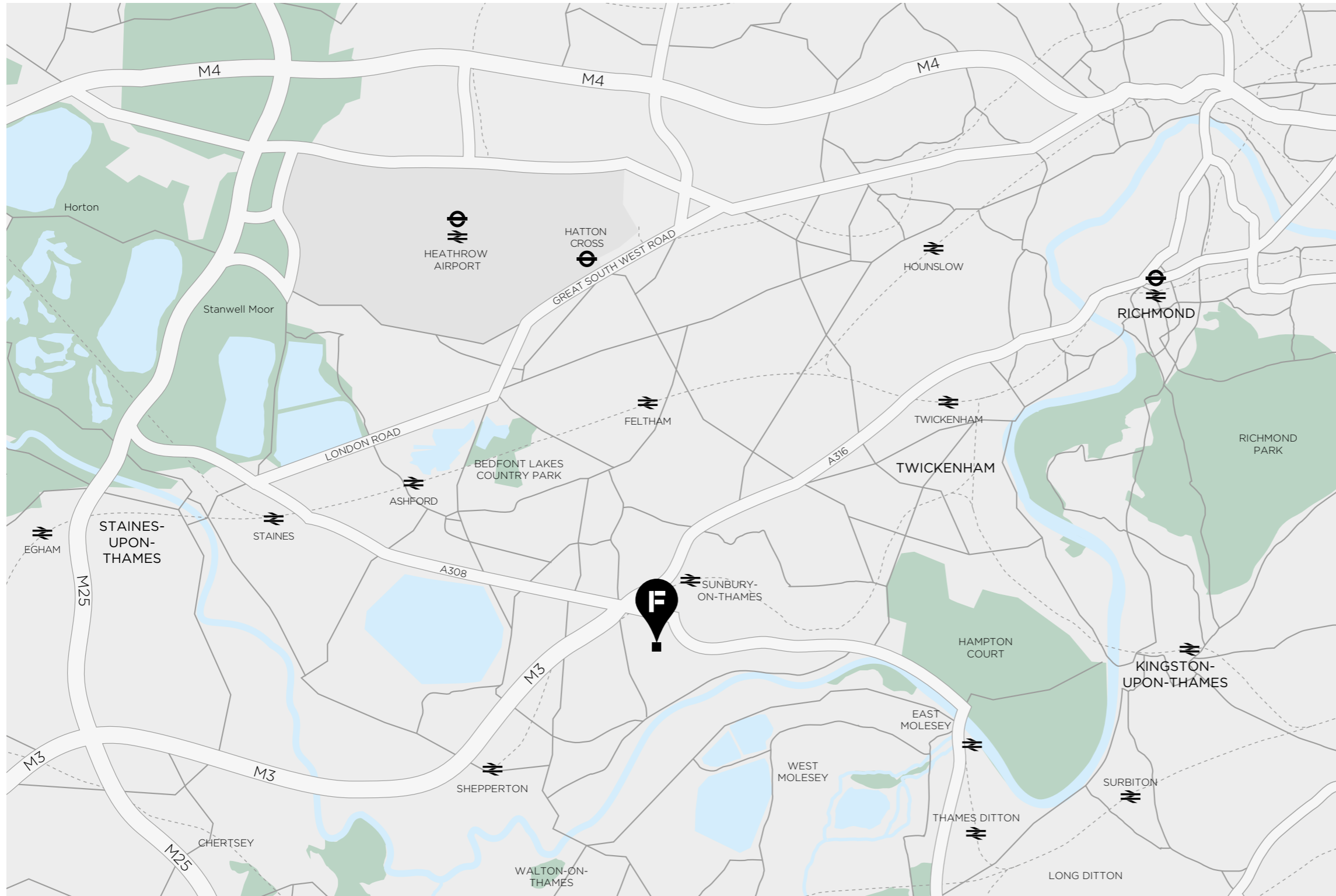


## ALLEN ROAD TW16

	Hampton 5 mins	Kingston-upon-Thames 17 mins	Wimbledon 31 mins	Clapham Junction 39 mins	London Waterloo 49 mins	London Victoria 58 mins*
	Bushy Park 8 mins	Hampton Court 9 mins	Twickenham 11 mins	Richmond 16 mins	Staines-upon-Thames 17 mins	Heathrow 24 mins
	Ashford Station 25 mins	Ashford Hospital 29 mins	Bedfont Lakes Country Park 34 mins	Heathrow Terminal 4 Station 38 mins	Staines-upon-Thames Town Centre 40 mins	Heathrow Airport 46 mins
	M&S Simply Food 4 mins	Virgin Active 6 mins	The Sunbury Dental Practice 12 mins	Sunbury Health Centre 14 mins	Sunbury Rail Station 15 mins	Sunbury Post Office 18 mins

Journey times and distances are approximate and dependent on time of day. Train journey times from Sunbury station. \*Change at Vauxhall. Sources: tf.gov.uk, nationalrail.co.uk, Google maps.

# LOCATION

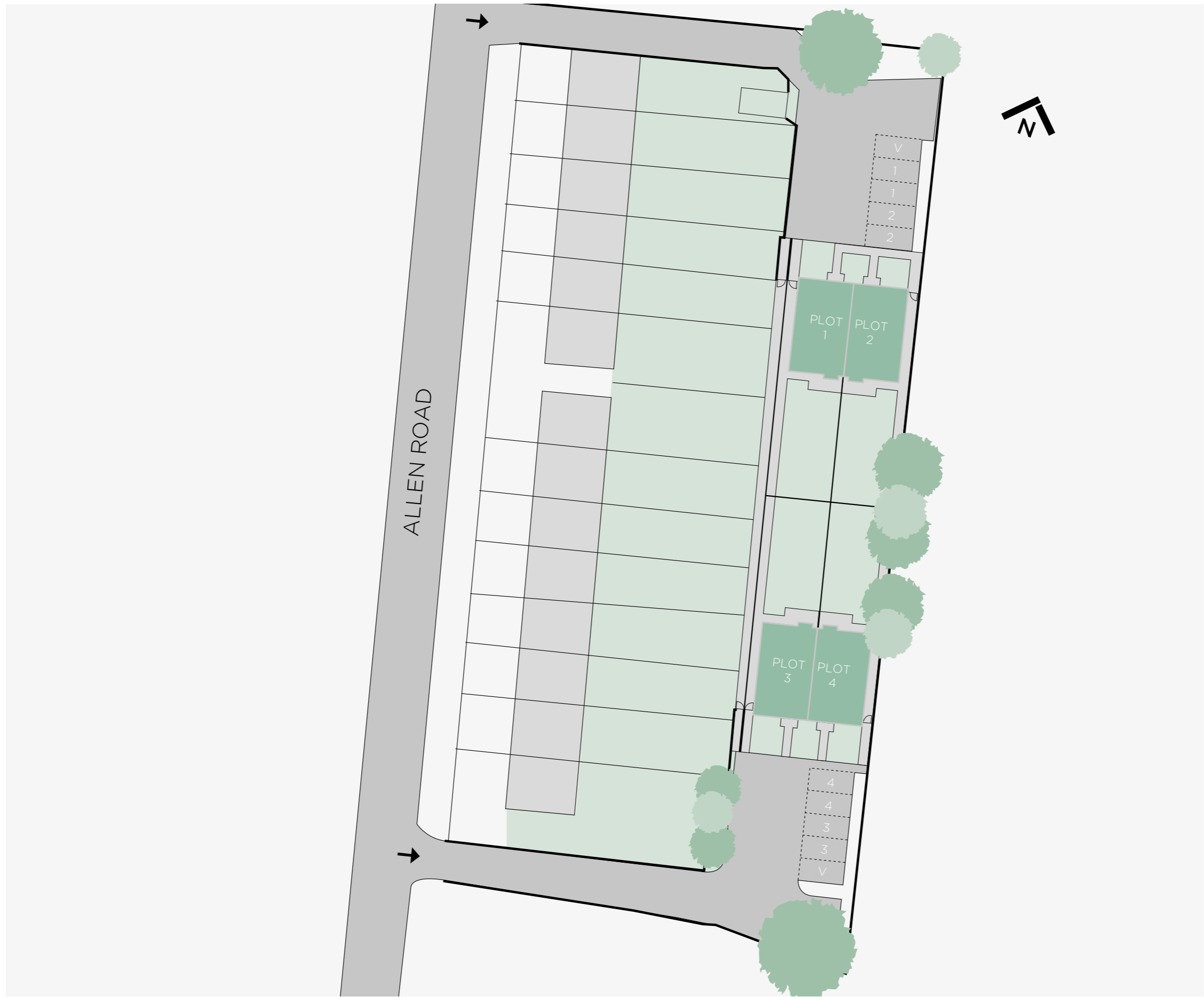


**KEY**

- Green space
- Mainline Rail Station
- Underground Station

Map not to scale, indicative only

# SITE PLAN

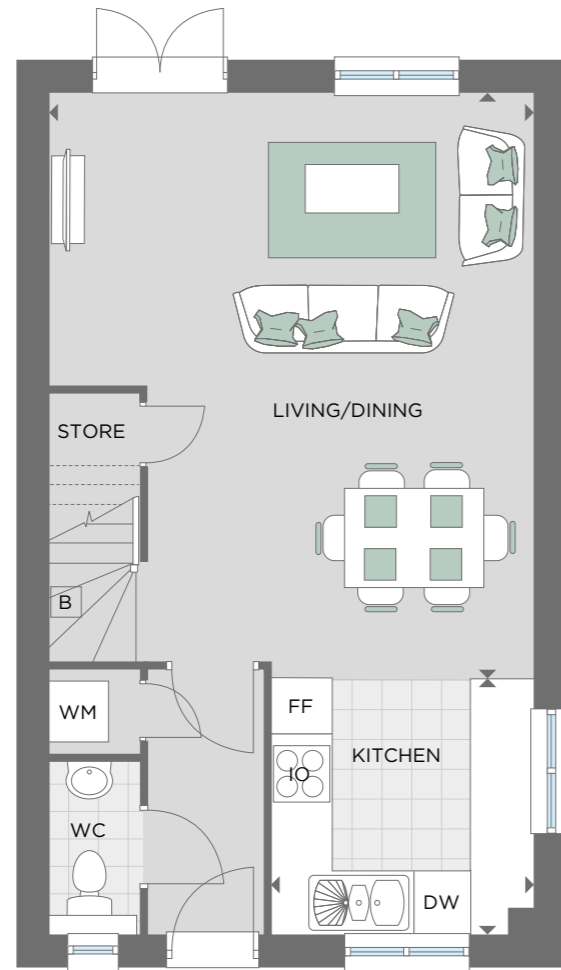


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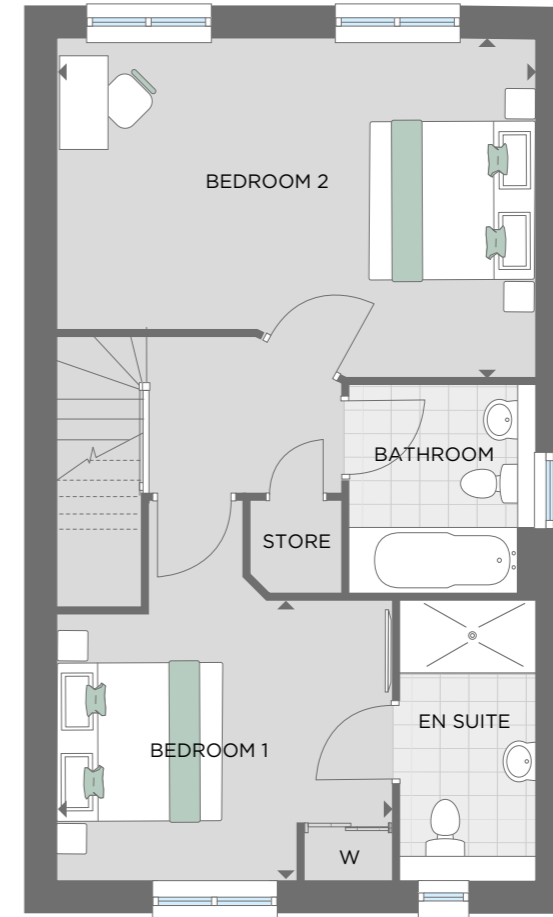
■	Allen Road Plots 1, 2, 3 & 4
■	Neighbouring properties
➔	Development entrance

# FLOORPLANS

2 Bedroom House  
Plots 1 and 4  
Ground Floor

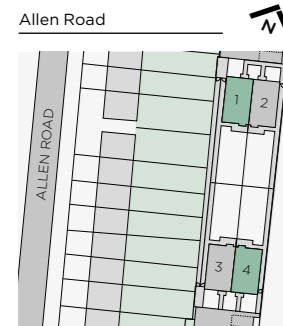


2 Bedroom House  
Plots 1 and 4  
First Floor



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## Plots 1 and 4

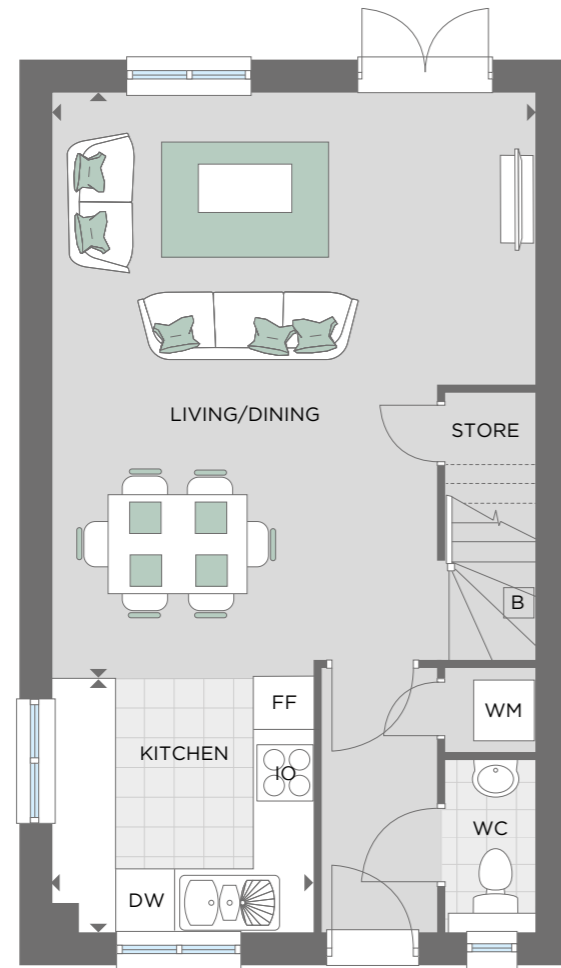
Living/Dining	6.18m x 5.27m	20'3" x 17'x3"
Kitchen	2.98m x 2.88m	9'x9" x 9'x5"
Bedroom 1	3.71m x 3.03m	12'2" x 9'11"
Bedroom 2	5.27m x 3.73m	17'3" x 12'3"
Total Internal Area	97.4 sq m	1048 sq ft

## Key

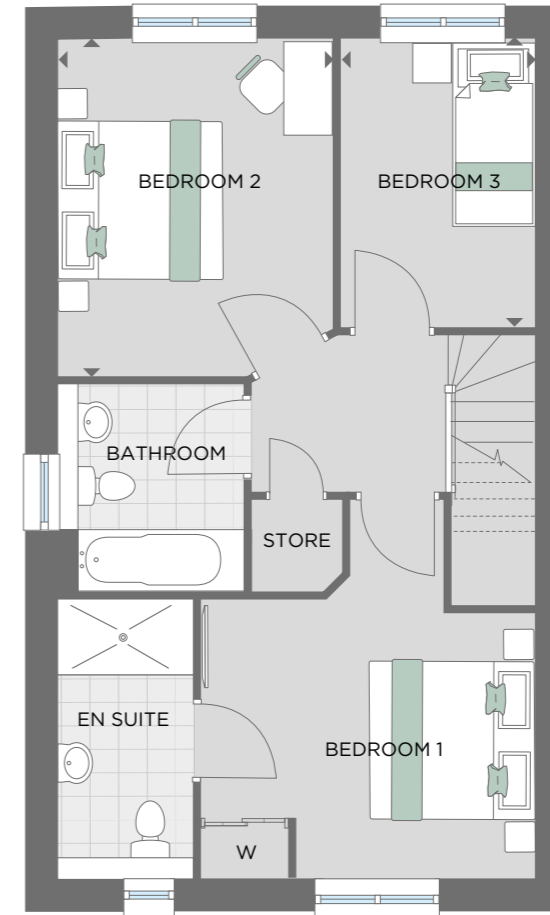
FF	Fridge Freezer
IO	Integrated Oven
DW	Dishwasher
WM	Washing Machine
B	Boiler

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

3 Bedroom House  
Plots 2 and 3  
Ground Floor



3 Bedroom House  
Plots 2 and 3  
First Floor



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Plots 2 and 3

Living/Dining	6.18m x 5.27m	20'3" x 17'x3"
Kitchen	2.98m x 2.88m	9'x9" x 9'x5"
Bedroom 1	3.72m x 3.03m	12'2" x 9'11"
Bedroom 2	3.69m x 3.02m	12'1" x 9'11"
Bedroom 3	2.15m x 3.15m	7'1" x 10'4"
Total Internal Area	97.4 sq m	1048 sq ft

Key

FF	Fridge Freezer
IO	Integrated Oven
DW	Dishwasher
WM	Washing Machine
B	Boiler

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# SPECIFICATION

## Interior finishes

- Ceramic tile flooring to, kitchen, cloakroom, bathroom and en suite
- Carpet to hallway, living area, dining area and bedrooms

## Kitchen

- High gloss kitchen units with matching worktops and splashback
- Fully fitted Zanussi appliances including:
  - Double/single oven
  - Tempered glass 4 burner hob
  - Built-in fridge freezer
  - Integrated dishwasher
  - Washing machine
- Integrated extractor hood
- Stainless steel bowl and a half sink
- Mono mixer kitchen tap in chrome

## Bedrooms

- Fitted wardrobe with sliding doors, hanging rail and shelf (bedroom 1 only)

## En Suites

- Ceramic flooring and wall tiling
- Wall-mounted white WC with soft close hinges and dual flush plate
- Full height pedestal washbasin with single lever mixer tap
- Thermostatic shower
- Chrome shower door frame with clear glass
- Chrome heated towel rail
- Shaver socket and downlights

## Bathrooms

- Ceramic flooring and wall tiling
- Wall-mounted white WC with soft close hinges and dual flush plate
- White bath with chrome bath/shower mixer tap
- Overhead shower head and arm
- Glass screen to shower bath
- Semi-pedestal washbasin with single lever mixer tap
- Chrome heated towel rail
- Shaver socket and downlights

## Electrical

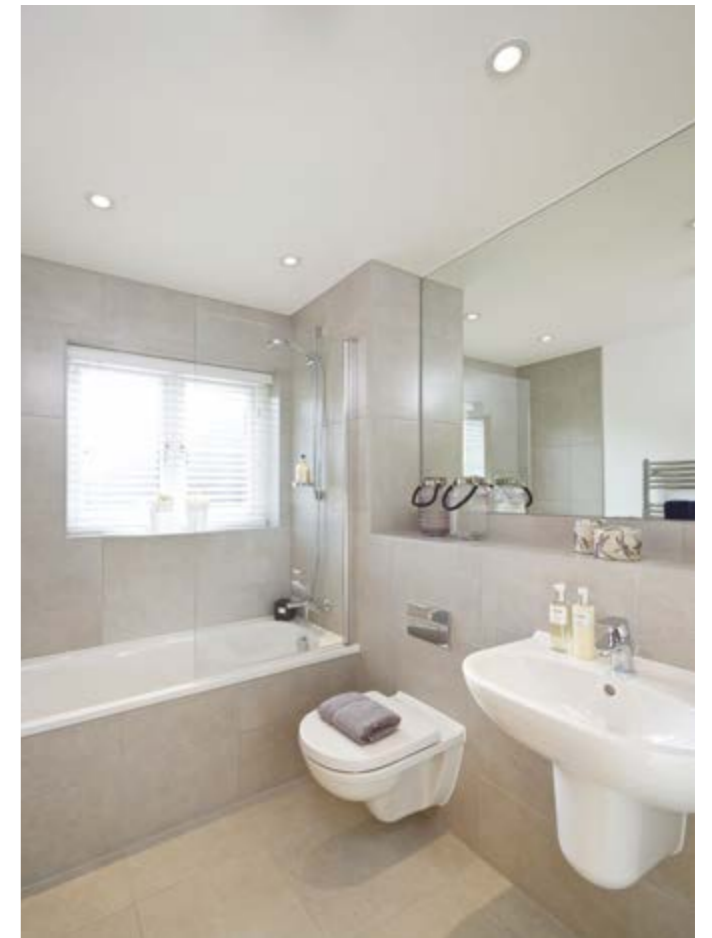
- White switches and sockets; satin chrome to kitchen
- TV/FM/Sky+ tri-plex plate with BT point to living area and bedrooms (subject to subscription)
- Combined USB/power sockets to be incorporated into kitchen and bedroom 1
- Separate switching for kitchen downlighters and pelmet lights
- Loft power and lighting included

## Heating and hot water

- Vaillant wall-mounted boiler
- Gas central heating system with programmer and thermostat
- White Stelrad Compact radiators

## Sustainability

- Photovoltaic panels to roof
- Dritherm 32 full fill cavity wall insulation





# ABOUT FABRICA

- 01. Cedar Place, Chertsey
- 02. Elmsbrook, Bicester
- 03. City Wharf, London
- 04. Marringdean Acres, Billingshurst

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes.

From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes which are a real pleasure to live in. Our design ethos and commitment to sustainability means that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living, and to providing an outstanding experience for our customers. People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £2.8billion across 35,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 4,400 homes across London and the South East combined with our partnerships with world-class architects and interior designers ensures that we maintain our unique approach to house building. We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Skilfully produced is the one thing we always live by.

# SKILFULLY PRODUCED



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by A2Dominion

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A DEVELOPMENT BY

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