



WILSON HEAL

Little Chalfont Office
Nightingales Corner
Burtons Lane
Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966



15 SNELLS WOOD COURT
LITTLE CHALFONT
BUCKINGHAMSHIRE
HP7 9QT

Rarely available for sale within this unique development, a ground floor, three bedroom apartment with small private garden to the front. This delightful, spacious property is extremely well maintained and presented but could benefit from some updating if preferred. The large single garage is located in a nearby block plus residents parking is to the front. The property is set in 3.75 acres of delightful communal grounds and is within 0.3 miles of the village and station. EPC C

www.wilsonheal.co.uk



WILSON HEAL

Little Chalfont offers a range of shopping facilities, restaurants, schools, a library and a public house. Chalfont and Latimer rail station offers a dual rail service to Baker Street and Marylebone. Junction 18 of the M25 motorway giving access to Heathrow and Gatwick airports and the M1 and M40 motorways is within a 5-mile radius of the property.

* Communal Entrance Hall * Security Entry Phone System * Entrance Hall * Sitting Room * Dining Room * Kitchen/Breakfast Room * Master Bedroom * En Suite Bathroom * Two Further Bedrooms * Bathroom * Gas Radiator Central Heating * Garage in Nearby Block * Delightful landscaped grounds extending to approximately 3.75 acres in total * Visitor Parking * There is a long lease of 999 years from Oct 1983. (Shared freehold). Service charge £3748.45. Council tax band G £3617.70 per annum

DIRECTIONS: From our Little Chalfont office turn left onto the A404. At the mini roundabout turn left into Cokes Lane and Snells Wood Court is the second turning on the right.

The Apartment Security entrance door to carpeted communal hall with two small storage cupboards, one housing meters. Entrance door to spacious hall with cloaks cupboard and two further storage cupboards, one housing meters.

The well fitted kitchen has an integral double electric oven, four ring gas hob with extractor over, integral fridge freezer and space and plumbing for a dishwasher and washing machine. The flooring has ceramic tiling. A feature of this apartment is the Living room which leads through an open arch into the dining area therefore it is double aspect with large patio doors to the front and rear, both looking out onto attractive garden areas. The three bedrooms, two doubles and one single all have integral wardrobes. Main bedroom has an ensuite bathroom comprising, wash hand basin, W.C. Bidet and bath. Fully tiled walls. Family shower room with spacious shower enclosure. Part tiled walls. The single garage is located in a block to the rear of the property. Metal up/over door, light and power.

Communal Gardens The delightful, landscaped grounds extend to approximately 3.75 acres in total and comprise areas of exceptionally well cared for lawns, established specimen shrubs, flowers and mature trees.

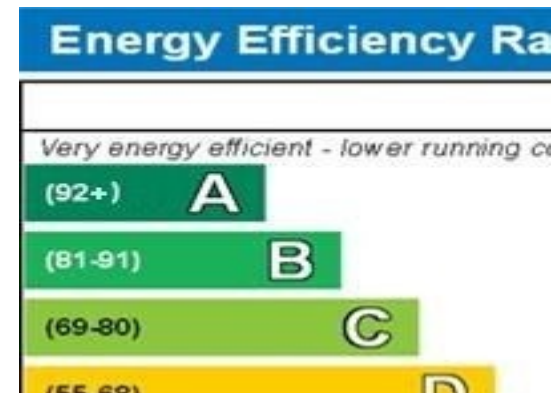
Garage In nearby block with light and power. Allocated residential and visitor parking bays outside.

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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

MAKING AN OFFER: Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser, then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks and we thank you for your anticipated co-operation.





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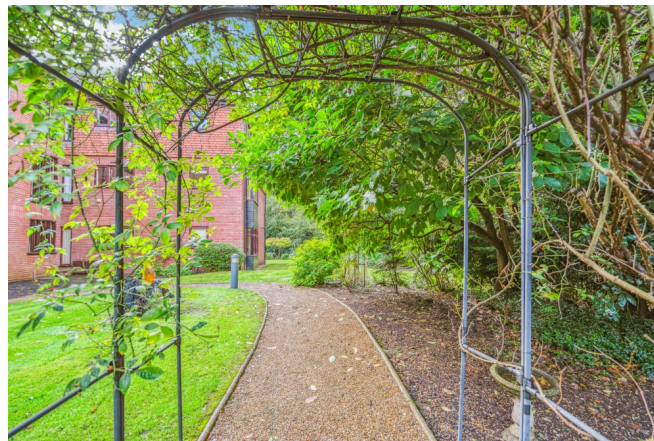




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15 Snellwood Court

Approximate Gross Internal Area
110.1 sq m / 1,185 sq ft
Garage = 14.8 sq m / 159 sq ft
Total = 124.9 sq m / 1,344 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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