



WILSON HEAL



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

Sales | 01494 764200
Lettings | 01494 549966



**3 SNELLS WOOD COURT
LITTLE CHALFONT
BUCKINGHAMSHIRE
HP7 9QT**

Snells Wood Court is a residential development located within a short walk of the village shops and station. This well known locally as a quiet, leafy complex of apartments is set within approximately 3.75 acres of beautifully maintained communal grounds.

The apartment benefits from Security Entry Phone System, Spacious Hallway, Dual Aspect Sitting with Covered Balcony, Separate Dining Room, Kitchen, Three Bedrooms, En-Suite Shower Room and Family Bathroom, Gas Radiator Heating, Double Glazing, Garage in Nearby Block and Designated Parking Space, Well Maintained Communal Gardens of 3.75 Acres.

Share of the Freehold,
Lease: 999 years from 1983
Service Charge: £3145.39
EPC C, Council tax G (£3988.56).

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Location: Little Chalfont is a highly regarded Buckinghamshire village, offering an excellent selection of shops, restaurants, well-respected schools, a library and a traditional public house. Chalfont & Latimer station provides a convenient dual rail service via the Metropolitan and Chiltern lines, offering direct connections to Aldwych (via Baker Street) and Marylebone. Road links are equally impressive, with Junction 18 of the M25 providing swift access to Heathrow and Gatwick airports, while the M1 and M40 motorways lie within approximately five miles.

Directions: From our Little Chalfont office, turn left onto the A404. At the mini roundabout, turn left into Cokes Lane. Snells Wood Court is the second turning on the right, with the property located in the first block on the left-hand side.

The Property: is set within the prestigious Snells Wood Court and is approached via the communal entrance hall with security entry phone system and communal staircases serving all floors. **The spacious** entrance hall offers a welcoming first impression and benefits from two storage cupboards, an airing cupboard and access to a large, boarded loft with ladder.

The sitting room is a well and bright proportioned space, enjoying a dual aspect and featuring sliding patio doors opening onto a covered, enclosed balcony, ideal for relaxed outdoor enjoyment. French doors lead through to the **dining room**, which offers a rear aspect. The **kitchen/breakfast room** also overlooks the rear and is fitted with a comprehensive range of base and eye-level units with complementary work surfaces and under-cupboard lighting. Integrated appliances include a gas hob with inset extractor hood, double fan-assisted oven and fridge/freezer, together with space and plumbing for a washing machine, tumble dryer and dishwasher. The Worcester central boiler is located in the corner of the room under the work surface.

The **principal bedroom** enjoys a front aspect and is fitted with an extensive range of built-in wardrobes, drawers and cupboards. The **en-suite shower room** features a fully tiled enclosure, wash hand basin, WC and mirrored storage cabinets. **Two further bedrooms** overlook the rear of the property, both benefitting from fitted wardrobes.

The family bathroom is finished in a modern white suite, comprising a panel-enclosed bath with shower screen and wall-mounted shower, wash hand basin and WC, with tiled walls and flooring.

Outside & Grounds The property benefits from a **single garage** located in a nearby block and **designated parking space**. There is also ample **visitor parking**.

The beautifully landscaped **communal grounds**, extending to approximately 3.75 acres, are a particular highlight of Snells Wood Court, featuring immaculately maintained lawns, established specimen shrubs, flowering borders and mature trees, creating a peaceful and private setting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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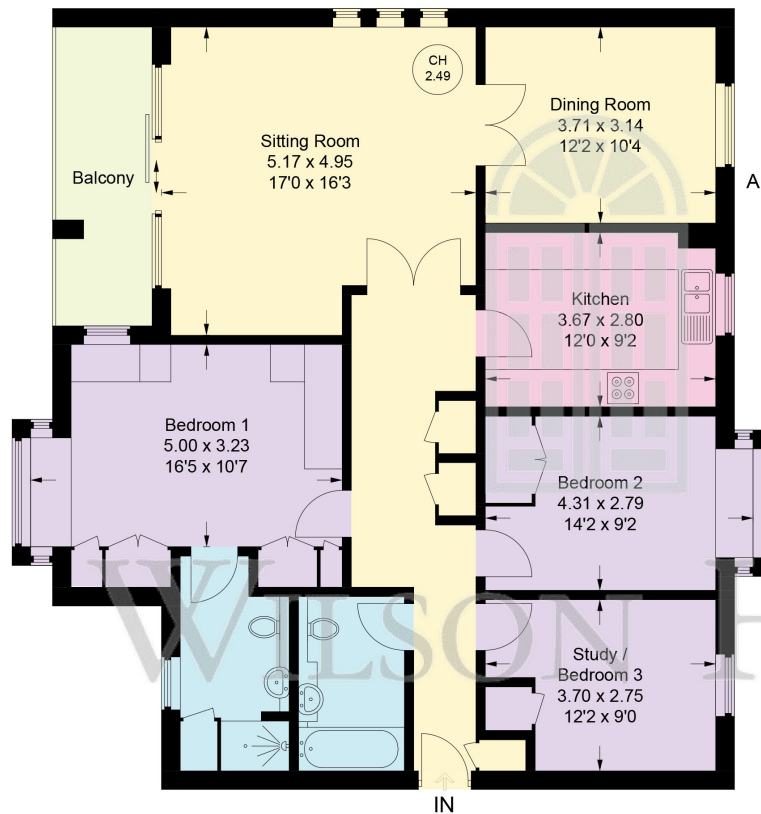


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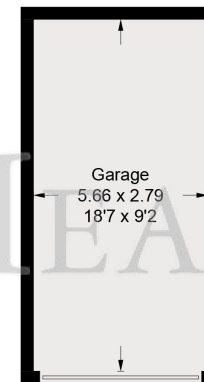
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CH
2.49 = Ceiling Height



Snells Wood Court

Approximate Gross Internal Area = 111.0 sq m / 1195 sq ft
Garage = 15.8 sq m / 170 sq ft
Total = 126.8 sq m / 1365 sq ft



(Not Shown In Actual
Location / Orientation)

First Floor

Floor Plan produced for Wilson Heal by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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