



WILSON HEAL



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

Sales | 01494 764200
Lettings | 01494 549966



SNELLS WOOD COURT
LITTLE CHALFONT
BUCKINGHAMSHIRE
HP7 9QT

Situated within the highly regarded Snells Wood Court development, this ground floor apartment presents an excellent opportunity for purchasers seeking to modernise and create a home to their own specification. Offered to the market with the benefit of no upper chain, the property occupies a desirable and private position and enjoys the rare advantage of its own private enclosed garden, in addition to access to the beautifully maintained communal grounds extending to approximately 3.75 acres.

www.wilsonheal.co.uk



WILSON HEAL

About Little Chalfont

Little Chalfont is one of Buckinghamshire's most desirable villages, offering an attractive combination of village charm, excellent schooling and superb commuter links. Situated between Amersham and Chalfont St Giles, the village is particularly popular with professionals, families and downsizers seeking a leafy setting within easy reach of London.

Transport Links

A major attraction of Little Chalfont is its excellent transport connectivity. The village is served by Little Chalfont Station, providing both Metropolitan Line Underground services and Chiltern Railways trains to London Marylebone. Road links are equally convenient, with access to the M25, M40 and A41 all within reasonable driving distance.

Village Amenities

- The village centre offers a wide range of everyday amenities including:
- Independent shops and boutiques
- Supermarkets and convenience stores
- Cafés, restaurants and public houses
- Medical and dental practices
- Library and community facilities

Residents enjoy a strong sense of community, with numerous local clubs, societies and events throughout the year.

Leisure & Recreation

The village is surrounded by beautiful Chiltern countryside, designated as a National Landscape (formerly an Area of Outstanding Natural Beauty). Residents enjoy:

- Extensive walking and cycling routes
- Nearby golf courses
- Tennis and cricket clubs
- The Chalfont Community Centre
- Easy access to country parks and woodland

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 property is in the second block on the left-hand side.

Accommodation

- Security Entry Phone System
- Two Reception Rooms
- Kitchen/Breakfast Room
- Principal bedroom with en suite shower room
- Second double bedroom with fitted wardrobes
- Additional bathroom
- Gas-fired central heating
- Double Glazed Windows



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

Sales | 01494 764200
Lettings | 01494 549966

Outside

- Private enclosed garden with patio area
- Covered seating area
- Garden shed and bin store
- Extensive communal landscaped gardens
- Garage in a nearby block with light and power
- Visitor parking

The Apartment is entered via the communal entrance hall with security phone access and solid wood door into the property. **The entrance hall** has built in cloaks cupboards and an airing cupboard. The spacious living room features a large box bay window which aspects to the rear with a further door opening onto the rear garden. French doors open into the dining room which aspects to the front of the property. **The kitchen/breakfast room** aspects to the front and offers a range of fitted base and eye level units with under cupboard lighting and complimentary roll top work surfaces over. 1½ bowl sink and drainer with mixer tap. Fitted appliances include inset 4 ring gas hob with foldaway extractor hood over, Neff double oven and grill. Space for fridge freezer. Space and plumbing for dishwasher and washing machine. A further cupboard houses the wall mounted gas central heating boiler. Part tiled walls. Space for breakfast table. Both bedrooms aspect onto the rear garden and offer a range of fitted wardrobe units. **The principle bedroom** has a **large en-suite shower room** with large walk in shower with curved shower screen, low level wc, bidet and wash hand basin inset vanity unit and fully tiled walls.

www.wilsonheal.co.uk



WILSON HEAL

The **second bedroom** also benefits from built in wardrobes. The **family bathroom** has a white suite with panel bath, fitted shower and shower screen, low level wc and pedestal wash hand basin. Fully tiled walls. The **Garden** is totally enclosed with a mature variety of hedgerows, flowers and shrubs. There is a small patio, covered canopy with seating area, feature pergola and bin store and garden shed. Further benefits include double-glazed windows, gas-fired central heating, **well-maintained communal grounds** extending to approximately 3.75 acres, and a single garage located in a nearby block. Visitor parking is also available.

Lease & Charges

- Share of freehold
- There is a long lease of 999 years from Oct 1983.
- Service charge: approximately £3,633.78 per annum
- Council Tax for 2026/27: £4,194.46, less the 25% single-person discount of £1,048.62 — Band G
- EPC: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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

Sales | 01494 764200
Lettings | 01494 549966





WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



www.wilsonheal.co.uk



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966

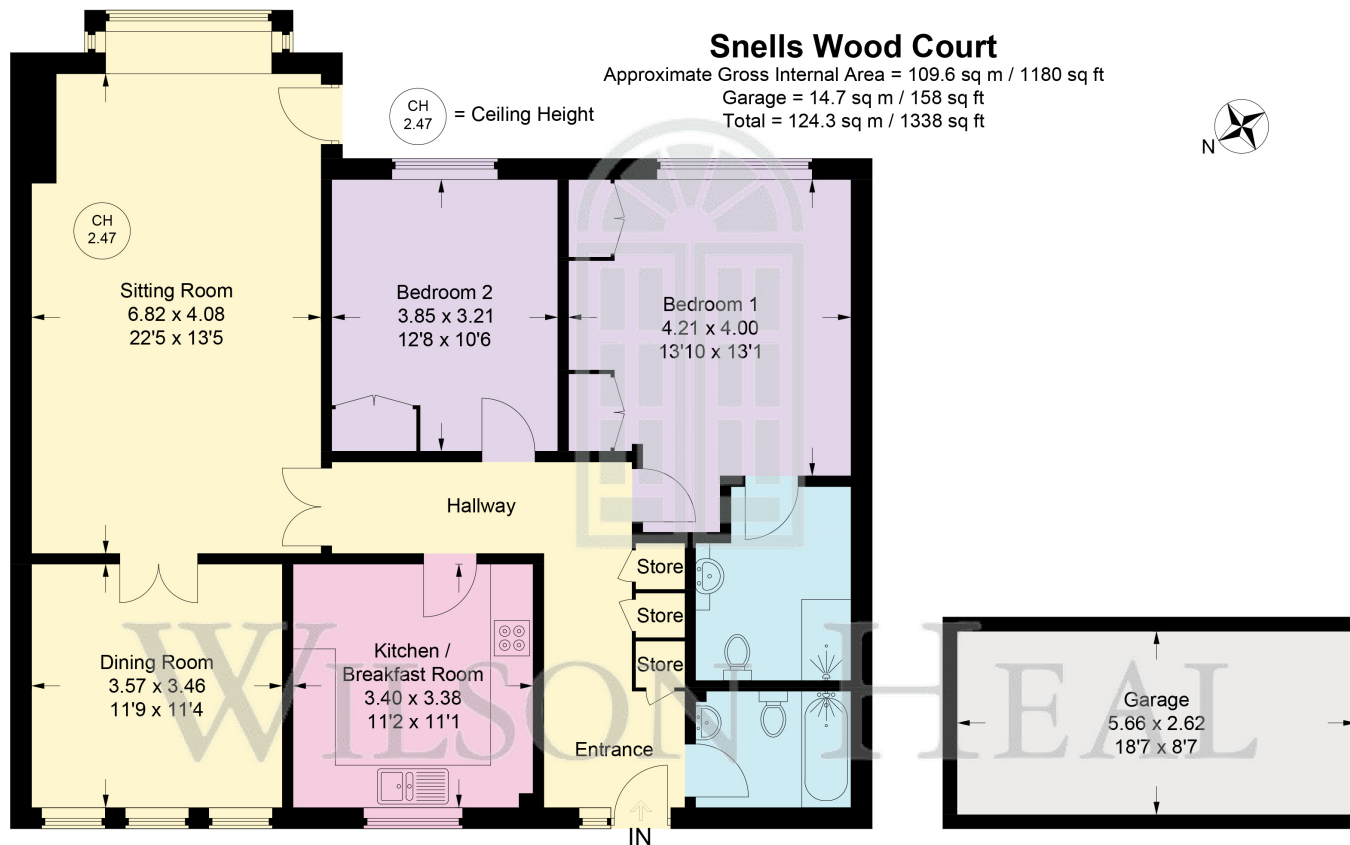
Snells Wood Court

Approximate Gross Internal Area = 109.6 sq m / 1180 sq ft

Garage = 14.7 sq m / 158 sq ft

Total = 124.3 sq m / 1338 sq ft

CH
2.47 = Ceiling Height



Ground Floor

(Not Shown In Actual Location / Orientation)

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.

www.wilsonheal.co.uk