



WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966



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

Situated on the sought after Snells Wood Court development, this rarely available three bedroom ground floor apartment is offered for sale in good decorative order throughout. Offered with no upper chain, the property is set in 3.75 acres of delightful communal grounds and is within 0.3 miles of the village and station. In 2016 the lease was extended to 999 years from 1983. Service charge approximately £3683.00, EPC C, Council tax G (£3802.88).

Guide Price: £699,950

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# WILSON HEAL

**Location:** Little Chalfont offers a range of shopping facilities, restaurants, highly regarded 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 gives access to Heathrow and Gatwick airports and the M1 and M40 motorways is within a 5-mile radius of the property.

**Benefitting from:** Communal Entrance Hall with Security Entry Phone System, Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Main Bedroom with En Suite Bathroom/Shower Room, Two Further Bedrooms, Family Shower Room, Gas Radiator Central Heating, Garage in Nearby Block, Delightful landscaped grounds extending to approximately 3.75 acres in total, Visitor Parking.

**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 first block on the right hand side.

**The communal entrance hall** is accessed by a security phone system. From the hall there is a further door that accesses the rear communal gardens and garage blocks. A solid wood door opens into the entrance hall which benefits from three built in cloaks cupboards, one of which houses the consumer unit. Entry phone.

On entering the **sitting room** through the French doors, the aspect is to the front of the property and benefits from a large window with sliding patio door opening onto the canopy patio.



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French doors lead you into the **dining room** which aspects the rear with sliding patio doors which open onto the communal gardens at the rear of the property.

The **kitchen/breakfast room** aspects to the rear of the property and benefits from an ample range of modern, fitted base and eye level part glazed units with inset 1½ bowl stainless steel sink and drainer, under cupboard lighting and roll top worksurfaces with breakfast bar. There are part tiled walls and a serving hatch to the dining room. Integrated 'AEG' appliances include fridge/freezer, four ring electric hob with foldaway extractor hood and double ovens. There is also recess plumbing and appliance space for dishwasher and washing machine. The corner cupboard houses the Ideal Combi central heating boiler.



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**The main bedroom** aspects to the front of the property and benefits from a range of built in double wardrobes.

**The modern en-suite bathroom** aspects the front, and benefits from a white suite which includes a panel enclosed bath with shower screen and wall mounted 'Aqualisa' shower with portable shower head, wash hand basin inset vanity unit with storage cupboards and WC with concealed cistern. There is tiling to the floor and part tiling to the walls. Extractor fan.

**The second bedroom** aspects the rear and has a box window and built in double wardrobe.

**The third bedroom** also aspects the rear and has a built in single wardrobe.

**The family shower room** benefits from a modern white suite which includes a fully glazed and tiled shower cubicle with wall mounted 'Aqualisa' shower and handrail, wash hand basin inset vanity unit with storage cupboards and WC with concealed cistern. Tiled floor and part tiled walls. Extractor fan.

**OUTSIDE** Allocated residential and visitor parking bays.

**COMMUNAL GARDENS** The delightful, landscaped grounds at Snells Wood Court 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. Visitor parking.



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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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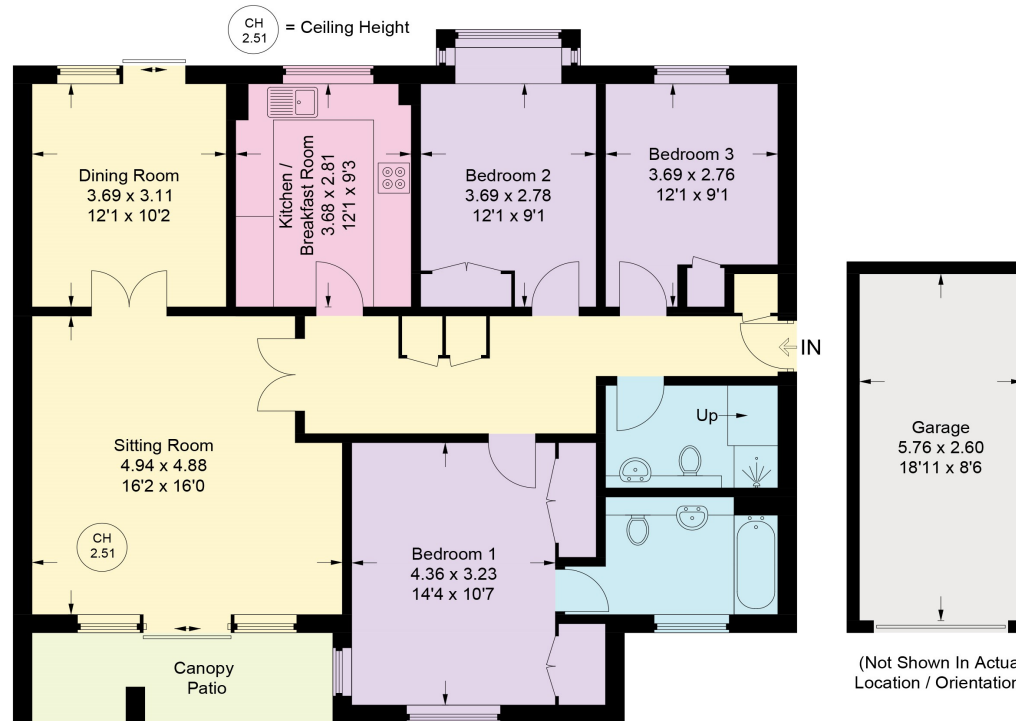
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### Snells Wood Court

Approximate Gross Internal Area = 111.3 sq m / 1198 sq ft  
Garage = 14.9 sq m / 160 sq ft  
Total = 126.2 sq m / 1358 sq ft



### Ground Floor

Floor Plan produced for Wilson Heal by Media Arcade ©.  
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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