



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



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

Spacious first floor two bedroom, two bathroom apartment situated on the sought after Snellswood Court development. The property is set in 3.75 acres of delightful communal grounds and is within 0.3 miles of the village and station. There is a long lease of 999 years from Oct 1983. (Shared freehold). Service charge approx £3479.09, EPC B, Council tax G (£3710.83).

GUIDE PRICE: £699,950

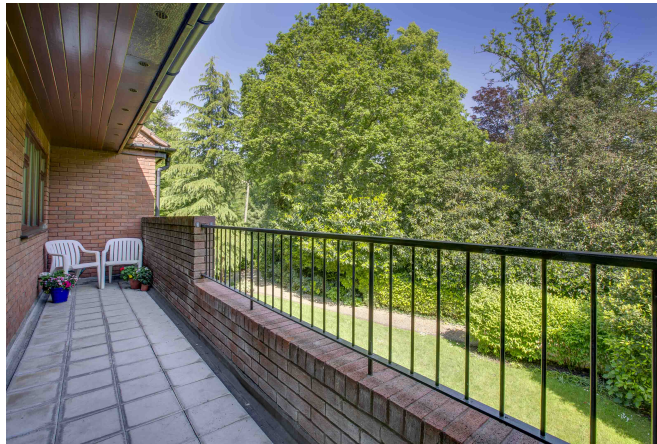


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Little Chalfont offers a range of shopping facilities, restaurants, schools, a library and a public house. Chalfont and Latimer rail station offers a dual rail service to Baker Street and Marylebone. Junction 18 of the M25 motorway giving access to 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 * Lounge with Enclosed Covered Balcony * Dining Room * Kitchen/Breakfast Room * Master Bedroom * En Suite Shower Room * Bedroom Two * Two Bathrooms * 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.



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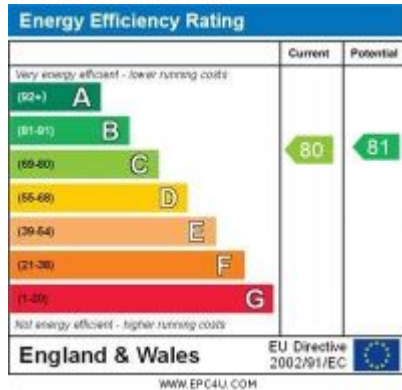
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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the 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.



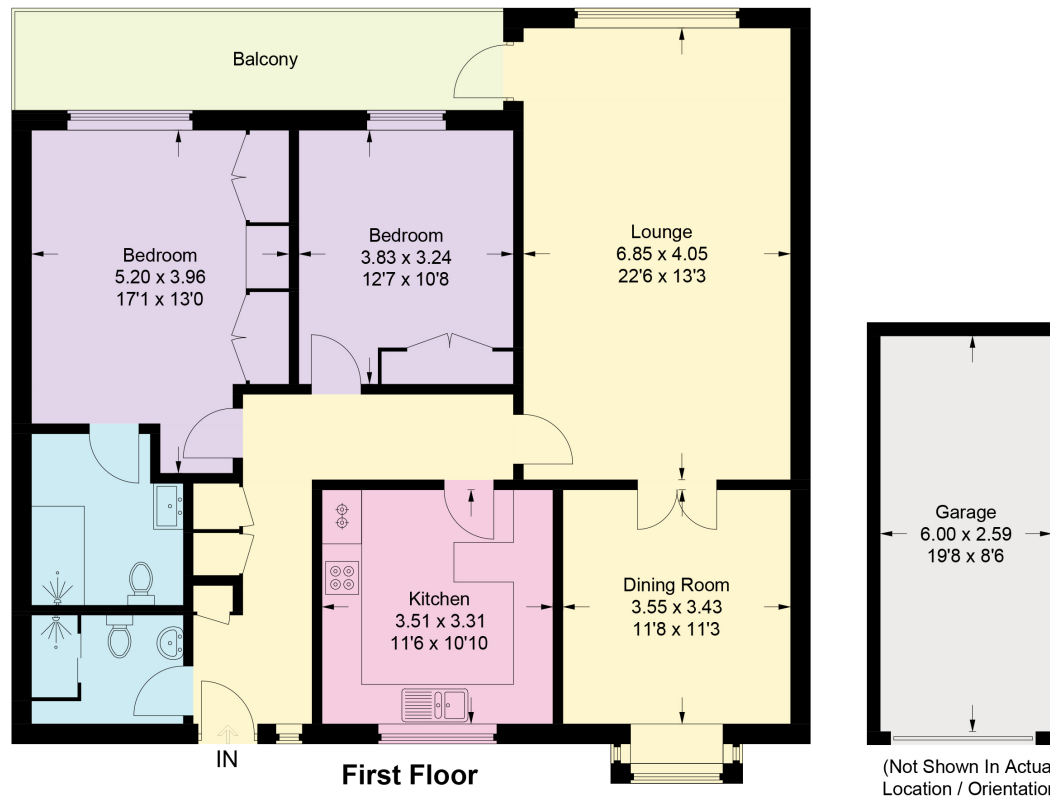
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33 Snells Wood Court

Approximate Gross Internal Area = 110.0 sq m / 1,184 sq ft
Garage = 15.6 sq m / 168 sq ft
Total = 125.6 sq m / 1,352 sq ft



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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