

Pineapple Road, Amersham, Buckinghamshire, HP7 9JN



## OIEO £635,000 Freehold 3 Bedroom Detached House

We are pleased to bring to the market this unique three-bedroom detached property situated in a cul-de-sac.

- THREE BEDROOMS
- KITCHEN/DINING ROOM
- 16' LIVING ROOM
- CONSERVATORY WITH UNDER FLOOR HEATING
- GARAGE
- FAMILY BATHROOM
- DRIVEWAY
- LOW MAINTENANCE GARDEN
- DOWNSTAIRS W.C.

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The ground floor of this property comprises of a spacious kitchen/breakfast room to the front of the property, complete with a full complement of appliances including: - hob, double oven, fridge, freezer, washer/dryer and dishwasher and a large living room that spans the width of the property to the rear. From here there is a conservatory that benefits from under floor heating. There is also a downstairs W.C. and basin. The whole ground floor also benefits from Oak finish Karndean flooring throughout.

On the first floor there are three good-sized bedrooms as well as a four-piece family bathroom suite. To the front of the property there is a good-sized driveway, with space for two vehicles as well as a garage, which has the potential to be extended into a further downstairs room (STPP). To the rear is a well-maintained garden with a shed.

Pineapple road is perfectly situated for easy access to two metropolitan line stations (Amersham and Chalfont & Latimer) and with excellent schooling catchment for St Georges Primary School, Dr Challoner's Boy & Girls to name just a few. This is the ideal property for young families looking to utilise the connection to London.

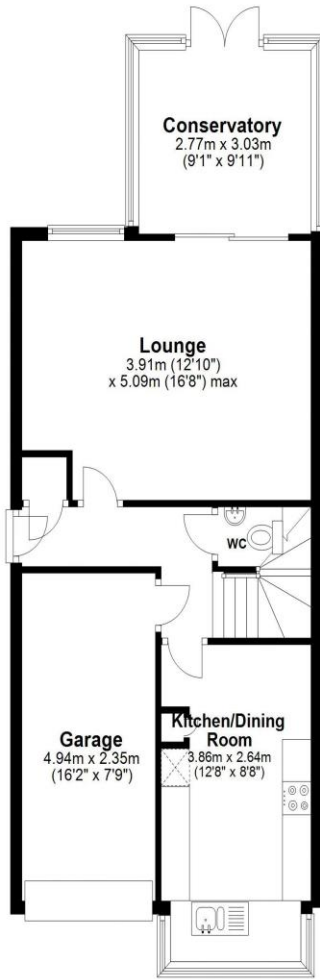
- Local Authority: Chiltern
- Council Tax: Band E Approx. £2721.29 (2023-2024)
- Approx. Floor Area: 1110.4 Sq ft / 103.2 Sqm
- Nearest Station: 1.2 miles Amersham Station – Metropolitan/Chiltern Line



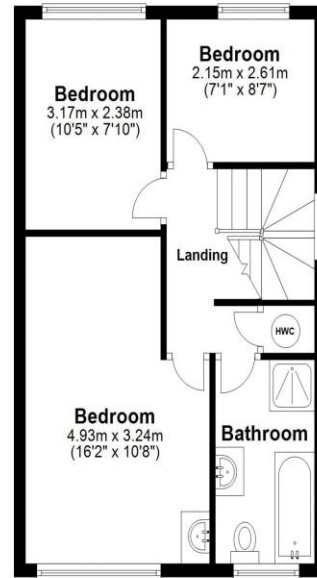
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**Ground Floor**  
Approx. 61.4 sq. metres (661.1 sq. feet)



**First Floor**  
Approx. 41.7 sq. metres (449.3 sq. feet)



Total area: approx. 103.2 sq. metres (1110.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

**VIEWING:** Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

**PLEASE NOTE:** It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

**FIXTURES & FITTINGS:** Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		