

Pineapple Road, Amersham, Buckinghamshire, HP7 9JN



## Offers In Excess Of £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.

- NO CHAIN
- 16' LIVING ROOM
- KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- CONSERVATORY WITH UNDER FLOOR HEATING
- LOW MAINTENANCE GARDEN
- DRIVEWAY
- GARAGE

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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. To the left of the entrance hall is a large living room that spans the width of the property to the rear with sliding doors to the conservatory with underfloor heating. There is a downstairs cloakroom and 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.

The rear garden is low maintenance, with stone paving and gravel edging and flower beds, with well-maintained plants and shrubs. There is a garden shed and close boarded fencing surrounding. There is a driveway to the front of the property with space for two vehicles as well as access to the garage, which has the potential to be extended into an additional room downstairs (STPP).

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: Buckinghamshire Council
- Council Tax: Band E Approx. £2858.01 (2024-2025)
- Approx. Floor Area: 1110.4 Sq ft / 103.2 Sqm
- Nearest Station: 1.2 miles Amersham Station – Metropolitan/Chiltern Line / 1.3 miles Chalfont & Latimer Station - Metropolitan/Chiltern Line

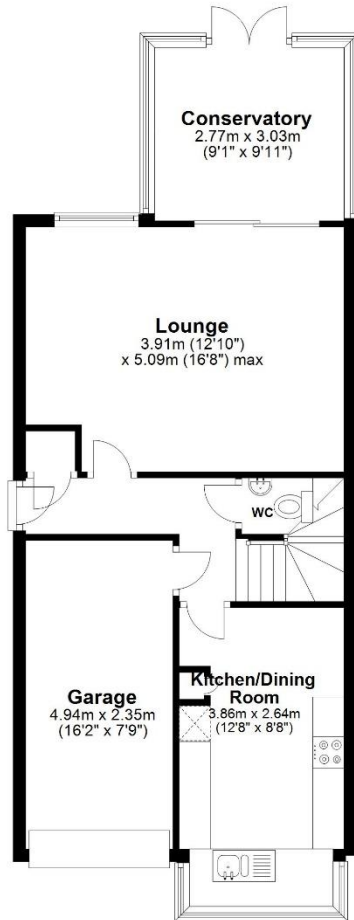


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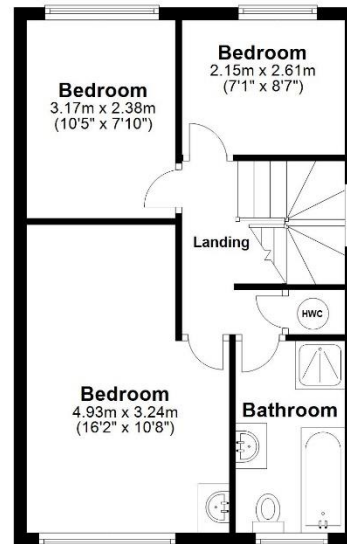
### Ground Floor

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		

