



6 Pineapple Road, Amersham, HP7 9JN

Nestled between the desirable communities of Amersham and Little Chalfont, this semi-detached cottage offers generous living space and exceptional access to some of the region's most acclaimed schools.

The ground floor boasts a welcoming entrance hall leading to a bright L-shaped lounge and dining area, perfect for family gatherings. A modern kitchen, separate utility room, and an adaptable reception room—ideal as a fourth bedroom or home office—add to the home's versatility. A convenient downstairs cloakroom completes this level.

Upstairs, the main bedroom features an en-suite shower room, accompanied by two additional well-proportioned bedrooms and a contemporary family bathroom.

The mature rear garden, complete with a covered patio, provides an ideal setting for outdoor relaxation. Additional benefits include a private garage and off-street parking.

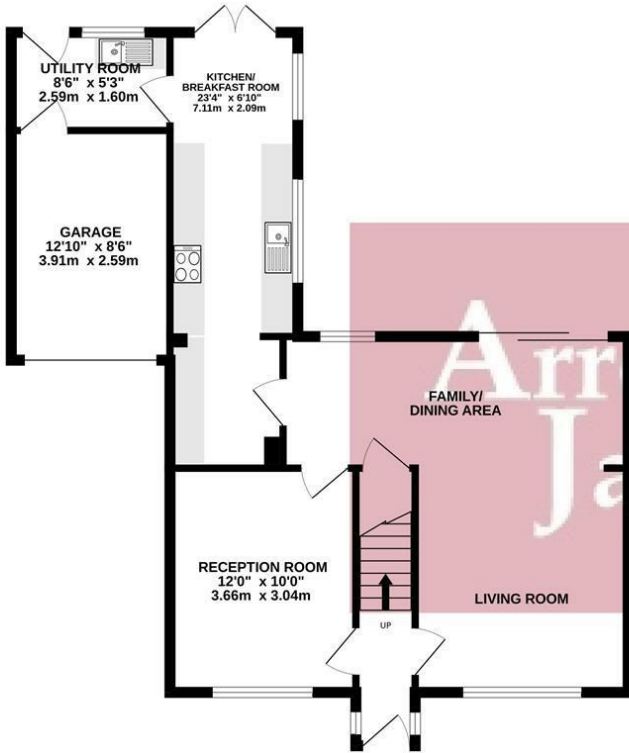
Outstanding Educational Opportunities:

Families will appreciate the proximity to several Ofsted-rated 'Outstanding' schools, including:

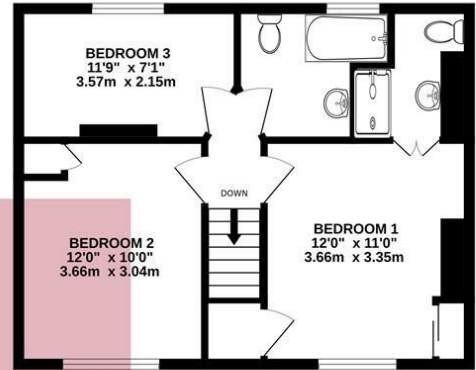
- **Outstanding Location** – Situated between Amersham and Little Chalfont, offering easy access to shops, transport links, and village amenities.
- **Excellent School Catchment** – Within close proximity to several Ofsted-rated Outstanding primary and grammar schools.
- **Versatile Layout** – 3 bedrooms plus an additional reception room that can serve as a fourth bedroom or home office.
- **Spacious Living Areas** – Bright L-shaped lounge/diner and a modern, well-equipped kitchen with separate utility room.
- **Private Outdoor Space** – Mature rear garden with covered patio, ideal for entertaining or relaxing.
- **Parking & Storage** – Includes a garage and off-street parking for added convenience.

£2,400 Per Calendar Month

GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	