



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



1A Pineapple Road
Amersham
Buckinghamshire
HP7 9JN

Ideally situated for access to the amenities of both Amersham and Little Chalfont, this spacious three bedroom detached property offers well-appointed and spacious accommodation throughout. The property benefits from an entrance porch, entrance hall, cloakroom, modern kitchen, spacious open plan sitting/dining room, three bedrooms, family bathroom, double glazed windows, gas radiator heating, private west facing garden, attached garage, driveway parking.



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The property is ideally situated equidistant for Little Chalfont and Amersham. Both offer a good range of shopping facilities as well as mainline/tube access to London and highly regarded schools. Junction 18 of the M25 motorway giving access to Heathrow and Gatwick airports, and the M1 and M40 motorways are within approximately a 4-mile radius of the property.

The Property is approached over a brick paviour and shingle driveway with parking for three cars and gated side access to the garden. Entering the property through the double-glazed porch, the **hallway** has an understairs storage cupboard and an engineered oak wood floor which continues into the sitting/dining room. The **downstairs cloakroom** offers a single aspect to the side and has a wc, wall mounted wash hand basin with fitted cupboard and fully tiled walls. The **modern kitchen/breakfast room** has a dual aspect to the front with a side door access to the garden. Offering a range of modern fitted base and eye level units with under cupboard lighting, inset 1½ sink and drainer, and ample woodblock work surfaces including a breakfast bar with tiled splashbacks and a fully tiled floor. Integrated appliances include double oven, 5 ring gas hob with an extractor over. There is also recess appliance space and plumbing for washing machine and dishwasher.

The Baxi combination boiler is housed in one of the wall mounted cupboards. The **large open plan sitting/dining room** has a dual aspect with an engineered oak wood floor, feature inset gas fire with feature wood slat wall and French doors opening onto the rear garden.

On the first floor, **the landing** has a built-in storage cupboard and access to the insulated, part boarded loft space. There are three bedrooms with the **main bedroom** having fitted double wardrobes and an aspect onto the rear garden. The **second bedroom** which aspects the front, also benefits from a built in double wardrobe. The **third bedroom** looks onto the garden. The fully tiled white **family bathroom** suite has a panel enclosed bath with mixer tap, mira shower unit with shower screen, low level WC and wash hand basin inset a vanity unit.

Outside the property, **the west facing garden** is totally enclosed and mainly laid to lawn. There are a variety of trees and shrubs which offer a high degree of privacy. There is a full width paved patio, and gated access to the side of the house. A further door accesses a rear garden store with further door leading into **the garage** which has light and power and an electric roller door.

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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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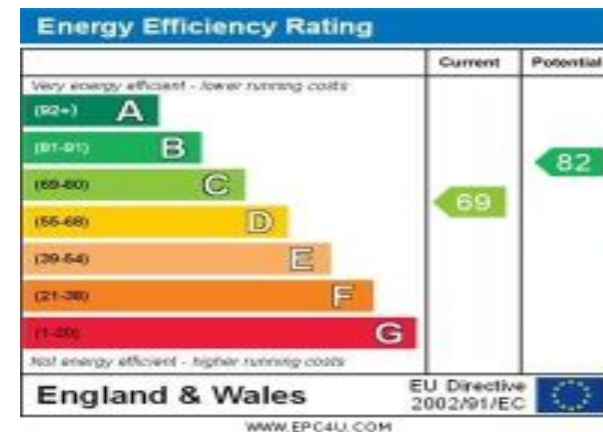




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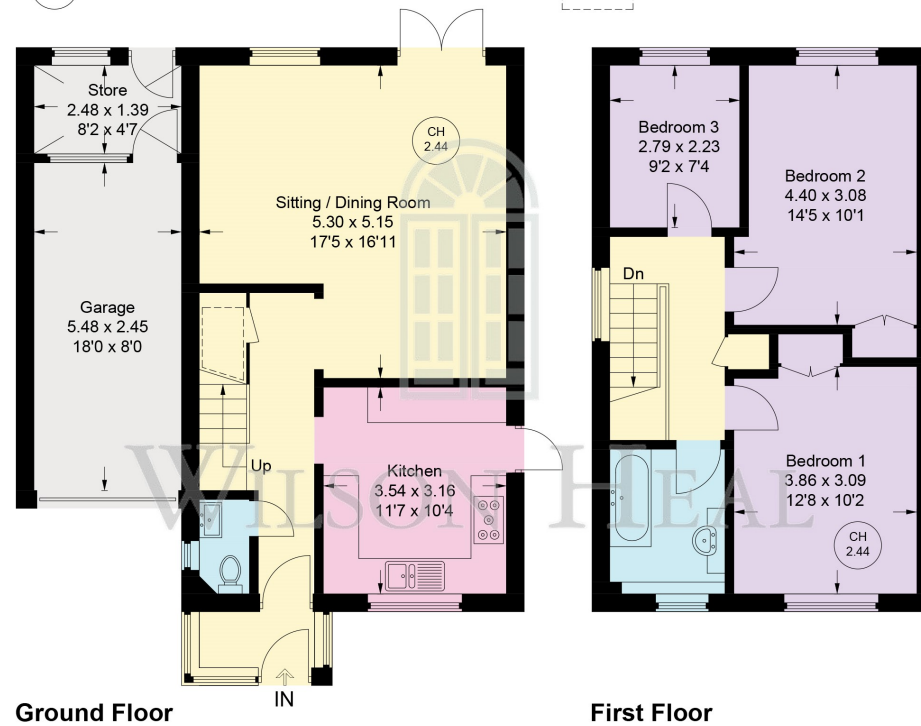
Pineapple Road



Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft
Garage / Store = 18.1 sq m / 195 sq ft
Total = 114.1 sq m / 1228 sq ft

CH
2.44 = Ceiling Height

[Dashed Box] = Reduced headroom below 1.5m / 5'0"



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.