



Pineapple Road

Amersham, HP7

binks
estate agent

{ The Particulars

Pineapple Road
Amersham, HP7

Guide Price: £699,950
Freehold

 **3 Bedrooms**
 **1 Bathroom**
 **3 Receptions**

Features

- Detached Dormer Bungalow
- Quiet Residential Location
- Three Double Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Modernised Ground Floor Shower Room
- Attractive Front & Rear Gardens
- Off Street Parking
- Gas Central Heating & Double Glazed Windows
- EPC - C

Binks Estate Agents

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The Property

This character-rich home features a distinctive ambiance, characterised by exposed beams and decorative fireplaces, fostering a warm and inviting atmosphere within the living room and dining area.

Stepping through the bright bay-fronted entrance hall, the ground floor unfolds graciously, featuring a dining room adorned with a striking fireplace and bay window, an adjoining study, and a spacious living room distinguished by character beams and an electric fire set within a fireplace.

The kitchen, bathed in natural light from its dual aspects, presents a range of units, a cooker, and a sink overlooking the private rear garden, creating a delightful space for culinary pursuits. Complementing the ground floor, a recently modernised downstairs shower room stands as a testament to contemporary convenience.

Ascending to the first-floor level, a spacious landing leads to three generously proportioned double bedrooms, each benefiting from eaves storage, along with the added convenience of a separate WC.

Externally, Pineapple Cottage has matured front gardens and convenient off-street parking. The rear of the property reveals a charming private garden, featuring paved and gravelled areas, adorned with trees, hedges, and a garden shed complete with power and light, providing an ideal space for outdoor activities and relaxation.

This delightful home harmonises a wealth of character with modern amenities, offering a perfect union of

attractive features and practicality. Positioned in the highly regarded town of Amersham and in close proximity to exceptional local schools and desirable amenities.

Location

Just a short stroll from Pineapple Road finds you in the heart of Amersham Old Town, brimming with charming independent boutique shops, restaurants, pubs and cafes.

For commuters, Amersham train station is less than a mile away, offering regular TFL and Chiltern Line direct services into London Marylebone and Baker Street in under 40 minutes. Across from the station is the popular Amersham on the Hill high street with ample shopping, eateries and entertainment venues.


Families will appreciate the property's proximity to highly regarded schools such as St George's Church of England Infant and Nursery School, Woodside Primary School, Dr Challoner's High School for Girls and Dr Challoner's Grammar School for Boys. Amersham College secondary school is also within walking distance.

Recreational amenities are also abundant nearby. Amersham Leisure Centre featuring swimming pools, a gym and classes is under 1 mile away.

With its enviable blend of modern convenience and historic charm, Pineapple Cottage's location allows easy access to shopping, transport, schools, entertainment and outdoor pursuits.

Costs

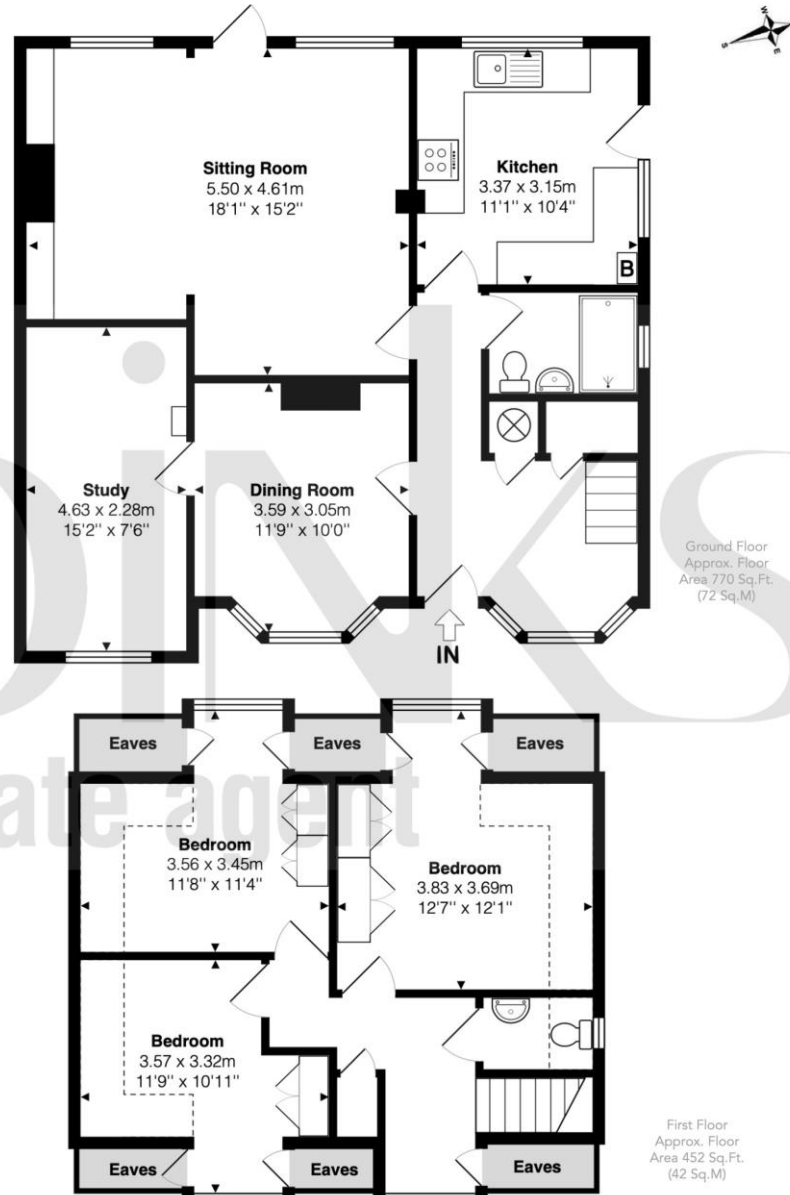
Council Tax: Buckinghamshire County Council –
Band E: £2,858.01 (Payable for 2024 - 2025)

 Located on Pineapple Road in Amersham, Pineapple Cottage stands as an attractive detached dormer bungalow, exuding charm in its design and fortunate location. Situated within proximity to local amenities, including Saint George's Church of England Infant and Preschool, Stony Dean, and Amersham College.

Pineapple Road, Amersham, Buckinghamshire, HP7 9JN

Approx. Gross Internal Area

114 Sq M – 1223 Sq Ft



For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

