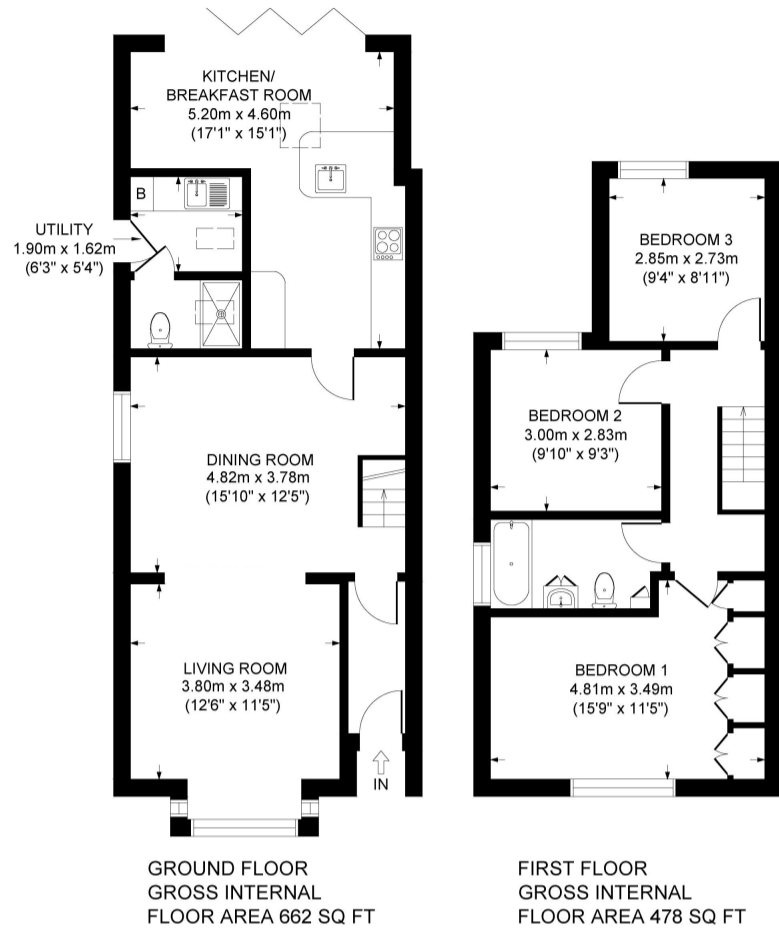


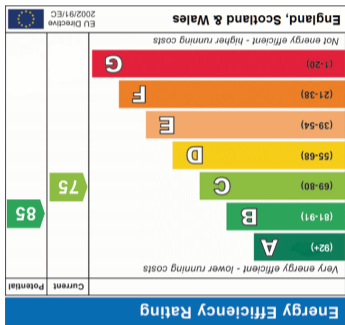
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APPROX. GROSS INTERNAL FLOOR AREA 1140 SQ FT / 106 SQ M
 19 PINEAPPLE ROAD, AMERSHAM, HP7 9JN

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.



19 Pineapple Road | Amersham | Buckinghamshire | HP7 9JN

£625,000

JOHN NASH & CO.

Impeccable Throughout with Excellent Finishes | 3 Bedroom Semi Detached Home | Open Plan Kitchen/Breakfast Room | Downstairs Shower Room with Utility | Off Street Parking | Close Proximity of both Amersham Town Centre and Little Chalfont Village



A charming 3 double bedroom semi detached family home set in an enviable position to access both the amenities of Amersham Town Centre along with Little Chalfont Village. The house is an ideal family home in excellent decorative order with extensions to the side and rear with further extension potential again to the side and loft. The accommodation is spacious on both floors and to the outside of the property there is parking for 2/3 vehicles and a west facing rear garden.

Entrance

A solid oak door leads to the inner entrance hall.

Living Room

Attractive box bay window with living room extending into:

Dining Room

A spacious and bright space with stairs leading to first floor and door to:

Kitchen/Breakfast Room

An inviting open plan kitchen that is airy and bright featuring a vaulted ceiling, Velux window and bifold doors across the back of the property leading onto the garden. The kitchen consists of cream colour shaker style cabinetry with wooden worksurfaces and ceramic tiled splashbacks. There is a butlers style ceramic sink with stainless steel mixer tap set into the worksurface with an overhang to create a breakfast bar. Integrated appliances include fridge, freezer, induction 4 ring hob, extractor fan, eye level oven and microwave and dishwasher.

Utility Room

Matching storage cabinets and wooden worksurfaces to the kitchen along with a stainless steel single drainer sink. Space and plumbing for washing machine, space for tumble dryer, wall hung Worcester gas fired boiler, Velux window and door to side.

Shower Room

Contemporary fitted with a walk in shower with glass sliding doors and rain showerhead, white wc with integrated wash hand basin atop the cistern. Ladder style heated towel rail and Velux window.



Landing

Access to loft space with drop down ladder, light and fully boarded.

Bedroom 1

A bright and spacious bedroom with a full range of built in wardrobe cupboards and drawers and large window to the front.

Bedrooms 2 and 3

Both rooms are double bedrooms.

Family Bathroom

A modern white suite with grey tiled walls consisting of bath with hand held shower attachment, WC with concealed cistern, white ceramic sink set into storage unit, matching floor standing cupboard, extractor fan and ladder style towel radiator.

Outside

The front of the property has a block paviour path leading to the front door and driveway with parking for one vehicle to the side with a secure gate leading down the side of the property to accommodate up to 2 more vehicles. A further parking permit for street parking can be obtained from the council for a nominal annual fee.

The rear of the garden is west facing with a level lawn and area of patio off the kitchen/breakfast room.

Council Tax Band E £2,721.29 2023 - 2024 Rates

Location

Amersham is a popular town, set in the Chiltern Hills, offering excellent facilities including the train station for the Metropolitan and Chiltern Lines to Central London. The motorway network including the M25, M40, M4 and M1 is also easily accessible. Local schooling for all ages is readily available, including the highly regarded Dr Challoner's Grammar Schools. Also close by is the town centre with a wide variety of shops, together with a selection of restaurants and coffee shops and the newly built Chilterns Life Style Community Centre.

