



**Sheer Croft, Chesham HP5 2FN**



**welcome to**

**Sheer Croft, Chesham**

A stunning executive four-bedroom detached home, situated in a highly desirable private cul de sac off Berkeley Avenue, offering breathtaking views over Captains Wood and the surrounding Area of Outstanding Natural Beauty (AONB). A must-see property!!





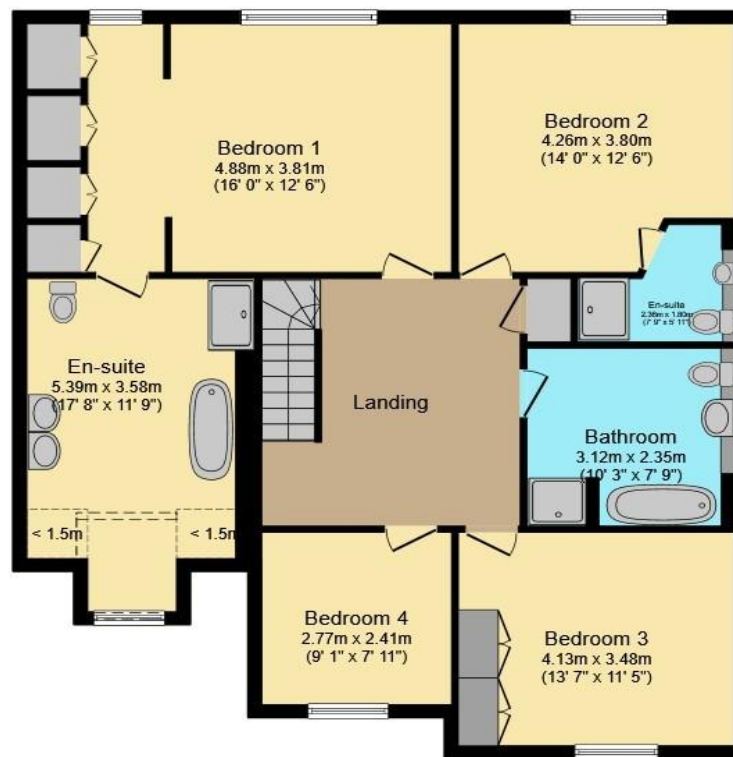
## Ground Floor

Floor area 101.7 m<sup>2</sup> (1,095 sq.ft.)

TOTAL: 213.5 m<sup>2</sup> (2,298 sq.ft.)

Restricted height areas 1.7 m<sup>2</sup> (18 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## First Floor

Floor area 111.8 m<sup>2</sup> (1,203 sq.ft.)

### Hallway

### Kitchen/Diner

Irregular Shaped Room 19' 3" max x 17' 1" max ( 5.87m max x 5.21m)

### Utility Room

8' 8" x 4' 1" ( 2.64m x 1.24m )

### Main Reception Room

21' 3" x 13' 7" ( 6.48m x 4.14m )

### Lounge

12' 4" x 11' ( 3.76m x 3.35m )

### Cloakroom

### Landing

### Bedroom 1

16' x 12' 6" ( 4.88m x 3.81m )

### En-Suite

Irregular Shaped Room 17' 8" max x 11' 9" max ( 5.38m max x 3.58m)

### Bedroom 2

14' max x 12' 6" max ( 4.27m max x 3.81m max )

### En-Suite

7' 9" max x 5' 11" max ( 2.36m max x 1.80m max )

### Bedroom 3

13' 7" x 11' 5" ( 4.14m x 3.48m )

### Bedroom 4

9' 1" x 7' 11" ( 2.77m x 2.41m )

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welcome to

## Sheer Croft, Chesham

- DETACHED FAMILY HOME
- CUL DE SAC LOCATION
- KITCHEN/DINER
- TWO LOUNGES
- MASTER BEDROOM SUITE

Tenure: Freehold EPC Rating: C

**£975,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSM103237 - 0011

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