



3



1



2



## Description

Robert Luff & Co are pleased to offer this well presented three bedroom detached bungalow located in Goring. The property is positioned in a quiet close and offers three bedrooms, a lounge / diner, kitchen, separate shower room and W.C and conservatory too. The property also has a driveway with space for multiple cars, a garage with power and lighting and a good sized rear garden too. The Greenway has bus routes and a local shop near by, internal viewing advised.



## Key Features

- Detached Bungalow
- Three Bedrooms
- Garage
- Driveway
- Conservatory
- Generous Garden
- EPC - TBC
- Council Tax Band - D
- Freehold





**Entrance Hall**

**Lounge / Diner**  
**3.31 x 5.18**

**Kitchen**  
**2.35 x 3.01**

**Bedroom One**  
**3.93 x 3.33**

**Bedroom Two**  
**3.15 x 3.04**

**Bedroom Three**  
**2.55 x 1.97**

**Shower Room**  
**3.31 x 1.56 (max)**

**W.C**  
**2.0 x 1.01**

**Garage**  
**2.5 x 5.31**

power and lighting, up and over main door Rear garden - mainly laid to lawn, personal door to garage, flower and shrub borders, patio area Front garden - laid to hard standing with parking for multiple cars - access to rear of property, lawn area



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**Robert  
Luff & Co**

# Floor Plan The Greenway

## Ground Floor

Approx. 101.9 sq. metres (1096.5 sq. feet)



Total area: approx. 101.9 sq. metres (1096.5 sq. feet)



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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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