



4



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Description

Robert Luff & Co are pleased to present this extended four bedroom semi detached house located in popular Goring. Upstairs accommodation comprises three good sized bedrooms, bathroom and W.C. Downstairs living includes an extended lounge/diner, kitchen, shower room and further bedroom. The property also benefits a garage, off road parking, and a beautiful south facing rear garden. Raleigh Crescent is located close to local schools, shops and transport links and would make an ideal family home.



Key Features

- Semi Detached House
- Extended
- Garage
- Generous Size
- Freehold
- Four Bedrooms
- South Garden
- Modern Kitchen
- EPC - TBC
- Council Tax Band - D





Entrance Hall

Lounge
4.23 x 6.20 (13'10" x 20'4")

Kitchen
2.55 x 2.42 (8'4" x 7'11")

Shower Room
2.55 x 1.44 (8'4" x 4'8")

Bedroom Four
3.08 x 2.67 (10'1" x 8'9")

First Floor Landing

Bedroom One
3.49 x 4.23 (11'5" x 13'10")

Bedroom Two
2.57 x 3.78 (8'5" x 12'4")

Bedroom Three
3.50 x 2.36 (11'5" x 7'8")

Bathroom
1.66 x 2.55 (5'5" x 8'4")

W.C
0.80 x 1.54 (2'7" x 5'0")

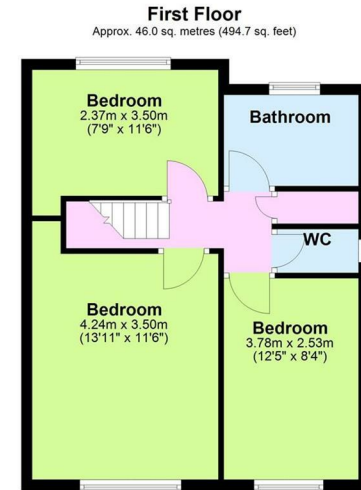
Garage
2.45 x 4.75 (8'0" x 15'7")

Rear Garden
South facing, mainly laid to lawn,
flower and shrub borders, garden
shed, patio area

Front Garden
Laid to hard standing with
parking for multiple cars, access
to garage and rear garden



Floor Plan Raleigh Crescent



Total area: approx. 107.6 sq. metres (1158.5 sq. feet)



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

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

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