



4



2



2



D



## 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")**

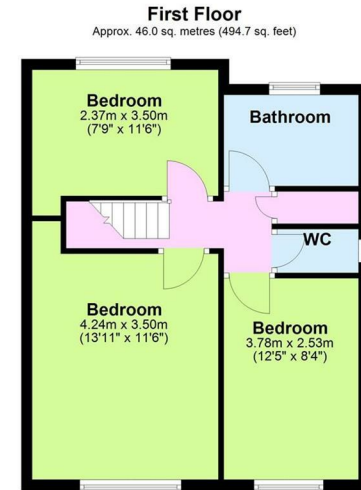
**Garage**  
**2.45 x 4.75 (8'0" x 15'7")**

**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	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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.