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Description

Robert Luff & Co are please to present this three double bedroom detached bungalow located in a quiet close just off the beach in Goring. The property is immaculately presented and offers three double bedrooms, a separate lounge with feature log burner, an open plan kitchen / diner with fully integrated appliances and bi-fold doors to the west facing garden, level shower room with W.C and further separate W.C and a wonderful vaulted entrance hall with velux filling the space with light. Other benefits include a double length garage, well maintained private west facing rear garden, off road parking for multiple cars and solar panels with a battery system (more details on request) bringing the energy bills right down too. It is positioned in a quiet close of only a few bungalows and it is a short walk from the beach, the finish is really impressive and the property must be viewed to be appreciated.

Key Features

- Detached Bungalow
- Beautifully Presented
- West Facing Garden
- South Goring Location
- Council Tax Band - E
- Three Double Bedrooms
- Open Plan Living
- Double Garage
- Freehold
- EPC - D





Entrance Hall

wooden board and felt roof,
access via three doors

Reception Area

3.04 x 2.56 (9'11" x 8'4")

Lounge

3.50 x 4.89 (11'5" x 16'0")

Kitchen / Diner

6.44 x 3.46 (21'1" x 11'4")

Bedroom One

3.64 x 4.41 (11'11" x 14'5")

Bedroom Two

3.35 x 4.24 (10'11" x 13'10")

Bedroom Three

3.32 x 2.43 (10'10" x 7'11")

Shower Room

2.95 x 1.60 (9'8" x 5'2")

W.C

1.75 x 0.85 (5'8" x 2'9")

Rear Garden

West facing and mainly laid to
lawn, patio section, access down
both sides of property.

Double Garage

2.78 x 8.90 (9'1" x 29'2")

Brick with wooden board and
feltroof, four double glazed
windows, personal door to rear,
power and lighting.

Garden Store

**1.82 x 3.47 (maximum) (5'11"
x 11'4" (maximum))**

Divided into three sections,



Floor Plan Cowdray Close



Total area: approx. 108.5 sq. metres (1168.0 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(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	
(82 plus) A	80
(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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