



5



1



2



C



## Description

Robert Luff & Co are pleased to present this spacious extended five bedroom detached family home in Goring. Upstairs there are five good sized bedrooms and a family bathroom. Downstairs includes a large lounge, modern kitchen / diner and shower room. Kithurst Close also offers a garage, off road parking for multiple cars and garden office room. The property is located close to local schools, shops and mainline railway station. Internal viewing is recommended.



## Key Features

- Detached House
- Double Storey Extension
- Driveway
- Council Tax Band - D
- Freehold
- Five Bedrooms
- Garage
- Kitchen/Diner
- EPC - C



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Robert  
Luff & Co



**Entrance Porch**  
1.94 x 1.07 (6'4" x 3'6")

**Entrance Hall**  
Storage cupboard housing electric meter and hanging space, further cupboard under stairs providing additional storage, tiled floor, radiator, stairs to first floor.

**Living Room**  
3.56 x 6.99 (11'8" x 22'11")

**'L' Shape Kitchen Area**  
5.99 x 5.04 (19'7" x 16'6")

**Downstairs Shower Room**  
2.01 x 1.68 (6'7" x 5'6")

**First Floor Landing**  
Access to loft space, cupboard providing storage, double glazed window to side, textured and coved ceiling.

**Bedroom One**  
4.98 x 3.01 (16'4" x 9'10")  
Measurements to include built in wardrobe

**Bathroom**  
1.99 x 1.68 (6'6" x 5'6")

**Bedroom Two**  
2.55 x 3.47 (8'4" x 11'4")

**Bedroom Three**  
2.74 x 3.33 (8'11" x 10'11")

**Bedroom Four**  
2.03 x 3.39 (6'7" x 11'1")

**Bedroom Five**  
2.57 x 2.44 (8'5" x 8'0")

**Garage**  
2.72 x 3.01 (8'11" x 9'10")

**Rear Garden**  
Raised patio and decking areas, flower and shrub borders, side access via gate.

**Front Garden**  
Driveway with parking for three vehicles, carport canopy, flower and shrub borders, partially laid to lawn.

**'L' Shaped Kitchen/Diner**

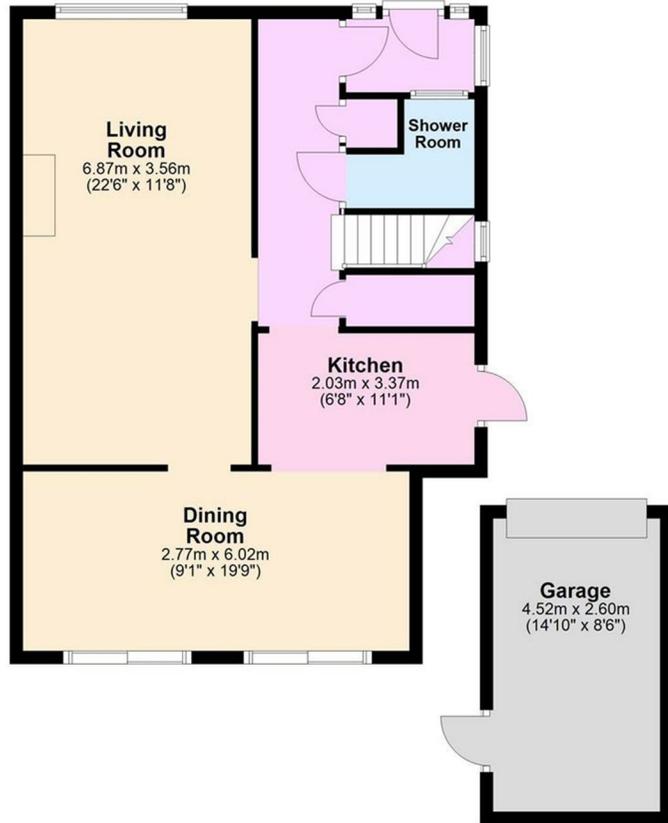
**Garage Office**  
2.76 x 2.35 (9'0" x 7'8")



# Floor Plan Kithurst Close

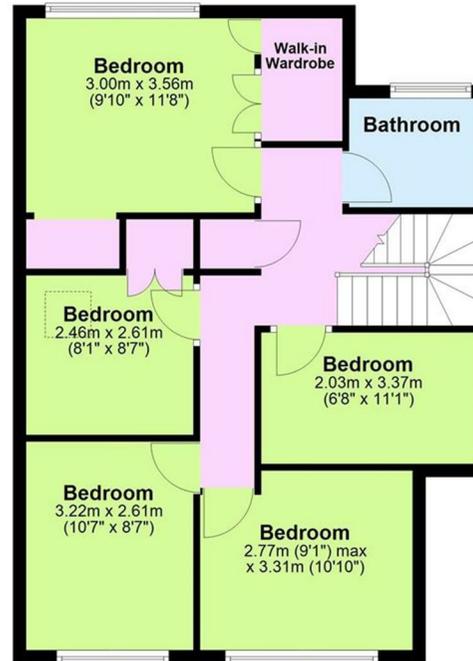
## Ground Floor

Approx. 77.3 sq. metres (832.5 sq. feet)



## First Floor

Approx. 63.0 sq. metres (677.8 sq. feet)



Total area: approx. 140.3 sq. metres (1510.3 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>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			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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