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## Description

Robert Luff & Co are pleased to present this three bedroom extended semi detached house located in a quiet close in Goring. The property is beautifully presented and offers three bedrooms with a bathroom on the first floor and an open lounge/diner, kitchen and extended reception room on the ground floor. The property also benefits a low maintenance south garden, double glazing and gas fired central heating. Internal viewing advised.

## Key Features

- Semi Detached House
- Extended
- Beautifully Presented
- EPC -
- Council Tax Band - C
- Three Bedrooms
- South Garden
- Quiet Close
- Freehold





**Porch**  
**1.07 x 1.69 (3'6" x 5'6")**

**Entrance Hall**

**Lounge / Diner**  
**7.11 x 3.51 (narrowing to 2.22) (23'3" x 11'6" (narrowing to 7'3") )**

**Kitchen**  
**2.16 x 2.65 (7'1" x 8'8")**

**Extension**  
**2.34 x2.34 (7'8" x7'8")**

**Bedroom One**  
**2.61 x 3.45 (8'6" x 11'3")**

**Bedroom Two**  
**2.60 x 2.97 (8'6" x 9'8")**

**Bedroom Three**  
**1.86 x 1.93 (6'1" x 6'3")**

**Bathroom**  
**1.67 x 1.81 (5'5" x 5'11")**

**Rear Garden**  
South facing, side access, patio and artificial grass

**Front Garden**

## Floor Plan Chilgrove Close



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
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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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