



## Potter Crescent, Wokingham

- Three Double Bedrooms
- Car Port
- Modern Kitchen
- Easy Access To M4 Motorway
- Ensuite
- Two Reception Rooms
- Fitted Storage To Two Bedrooms
- WC

Asking Price £540,000

Tenure: Freehold

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# Potter Crescent, Wokingham

## DESCRIPTION

A well-presented three-bedroom semi-detached home offering generous space, plenty of natural light and a layout that works brilliantly for modern living.

The spacious entrance hall sets the tone, leading through to a large bay-fronted living room that feels bright and welcoming. To the rear, the living space flows naturally into the dining area and on to the kitchen, creating a practical and sociable setup ideal for both everyday life and entertaining. A downstairs cloakroom and useful storage complete the ground floor.

Upstairs are three good-sized double bedrooms, with built-in wardrobes to the two larger rooms and an en-suite to the principal bedroom, alongside a family bathroom.

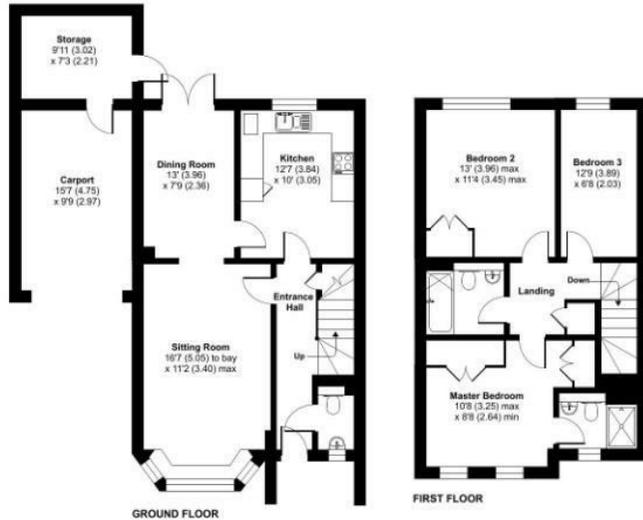
Outside, there is driveway parking and a car port to the front.

Located on Potter Crescent, just outside Wokingham town centre, the property offers easy access to local amenities, green space, well-regarded schools and excellent transport links, including Wokingham railway station with direct routes to London and Reading, plus convenient access to the M4.



**Potter Crescent, Wokingham, RG41**

Approximate Area = 1132 sq ft / 105.1 sq m (excludes carport)  
 Storage = 72 sq ft / 6.6 sq m  
 Total = 1204 sq ft / 111.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Metropolitan Thames Valley Housing. REF: 1332960

**Viewing**

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 0118 979 5618 Email:

wokingham@hunters.com <https://www.hunters.com>



**Council Tax:**

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs		95	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>	85		(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

