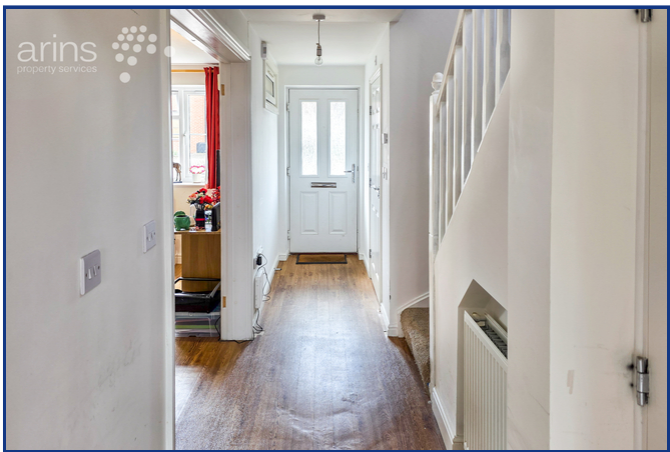
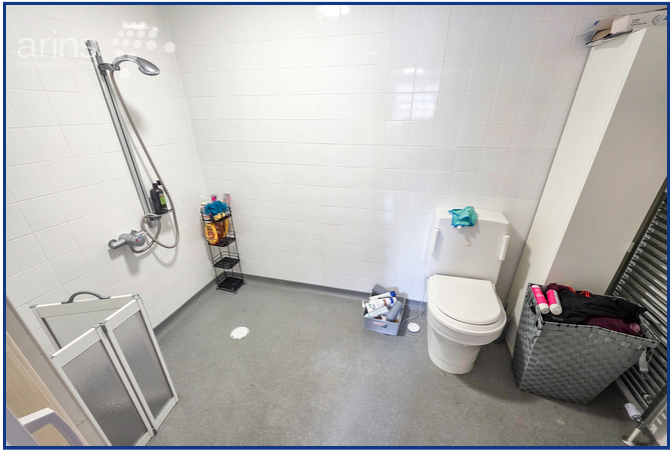


17 Potter Way, Winnersh, Wokingham, Berkshire.
RG41 5SJ.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
Tel: 0118 926 8260
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17 Potter Way, Winnersh, Wokingham, Berkshire.
RG41 5SJ.

£500,000 Freehold

Arins Property services are pleased to offer for sale this six bedroom semi detached property for sale. The property has recently undergone a few internal changes, now offering a ground floor bedroom with en-suite wet room which previously was the garage. The rest of the ground floor offers cloakroom and a kitchen with door to rear garden. The first floor accommodation offers a kitchenette/utility which previously was a bedroom. The rest of the first floor offers a lounge and two further bedrooms. The 2nd /top floor offers master bedroom with en-suite shower room, two further bedrooms and family bathroom. To the outside there's is driveway parking to the front and to the rear is a small private garden, lawn area, patio area and garden shed /summer house. The location is fabulous as its within walking distance of local amenities including doctor and dentist surgeries. There is a large Sainsbury superstore within a ten minute walk and a mainline railway station close by giving access to London Waterloo and Reading. For the commuter the A329m is only a short drive away. The property would suite a larger family or someone who needs ground floor living accommodation with showering facilities. An internal viewing is highly recommended.

- Persimmon built semi detached.
- Still under guarantee
- Sought after location
- Central heating
- Double glazed
- Easy access to Reading and Wokingham
- Ground floor bedroom with en suite wet room
- Five bedrooms and refitted family bathroom on first floor
- Kitchenette/utility room

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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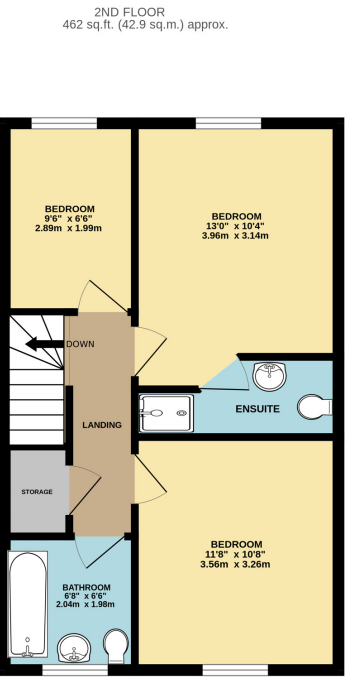
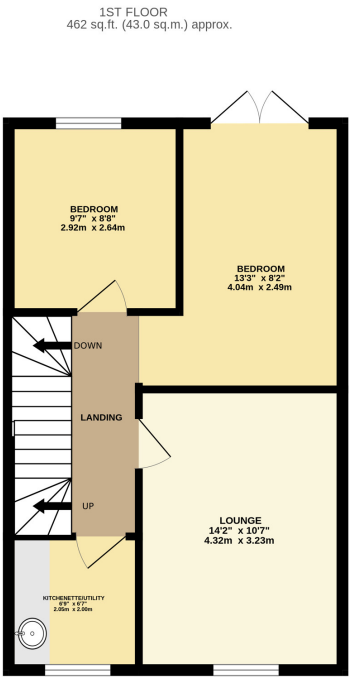
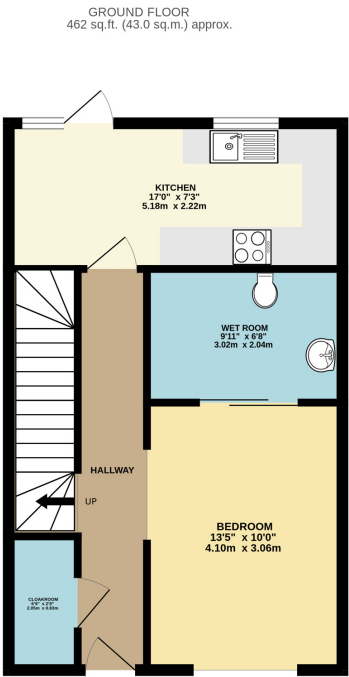


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TOTAL FLOOR AREA : 1387 sq.ft. (128.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

GROUND FLOOR

Hallway

Cloakroom

0.83m x 2.05m (2' 9" x 6' 9")

Bedroom

3.06m x 4.10m (10' 0" x 13' 5")

En suite wet room

2.04m x 3.02m (6' 8" x 9' 11")

Kitchen

2.22m x 5.18m (7' 3" x 17' 0")

FIRST FLOOR

Landing

Lounge

3.23m x 4.32m (10' 7" x 14' 2")

Bedroom

3.21m x 4.04m (10' 6" x 13' 3")

Bedroom

2.64m x 2.92m (8' 8" x 9' 7")

Kitchenette/utility room

2.00m x 2.05m (6' 7" x 6' 9")

SECOND FLOOR

Bedroom

3.14m x 3.96m (10' 4" x 13' 0")

En Suite shower room

Bedroom

1.99m x 2.89m (6' 6" x 9' 6")

Bedroom

3.26m x 3.56m (10' 8" x 11' 8")

Bathroom

1.98m x 2.04m (6' 6" x 6' 8")

OUTSIDE

Front garden with driveway parking

Rear garden with garden shed/summer house

Council Tax Band

E

