

## 40, Potter Crescent Wokingham RG41 1AN




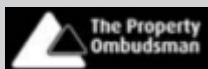
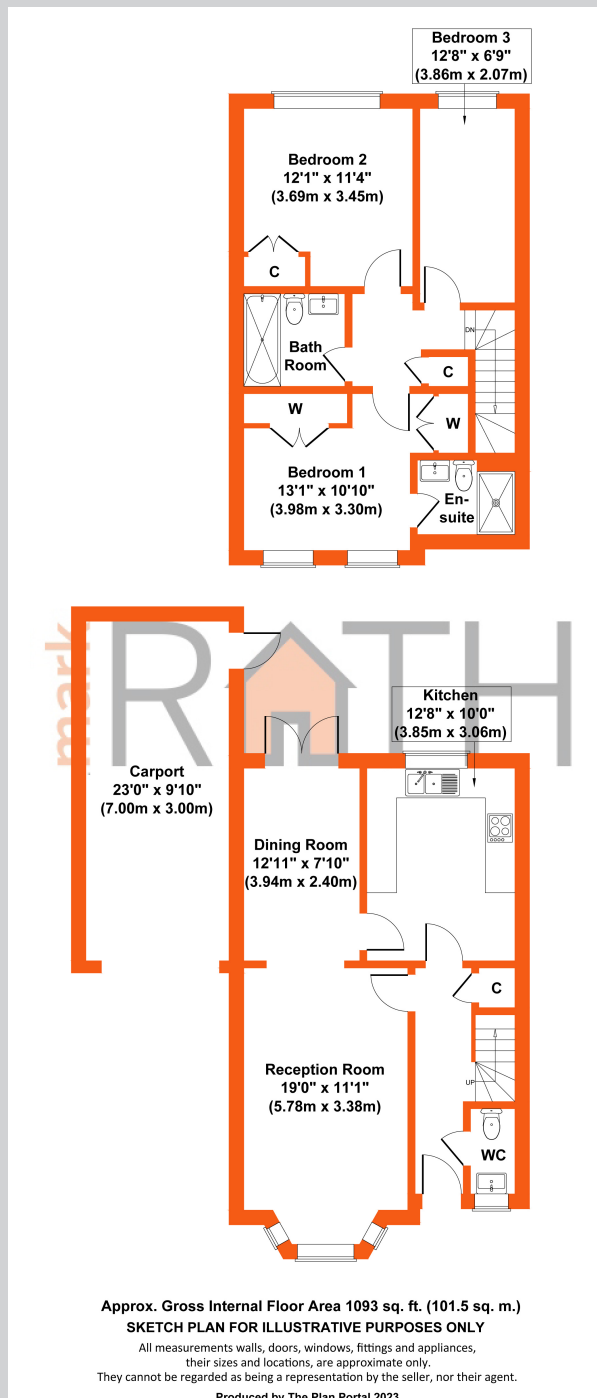
A beautifully presented energy efficient (EPC-B) semi detached family home in a quiet cul de sac within a comfortable walk of the town centre, very close to the lovely open green spaces of Cantley and Eldridge Park and within c.225 yards from the St Cecilia's school. The accommodation which amounts to 1093 sq ft and is arranged over two floors comprises: entrance hall with cloakroom, understair cupboard, living room, dining room and separate kitchen. On the first floor there is a generous sized main bedroom with fitted wardrobe and en-suite shower room, two further bedrooms and a family bathroom. Outside there is a south facing garden, driveway parking and a carport. A monthly service charge of £28.49 applies to cover maintenance of communal areas.

**£530,000 Freehold**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.