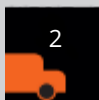
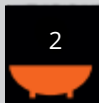


68, Toutley Road Wokingham RG41 1QL



- Walking distance of Emmbrook Infant and Junior schools
- Kitchen/dining room with doors leading to the garden
- Cloakroom
- Study
- Double length garage with driveway parking
- Secluded west, south west facing rear garden

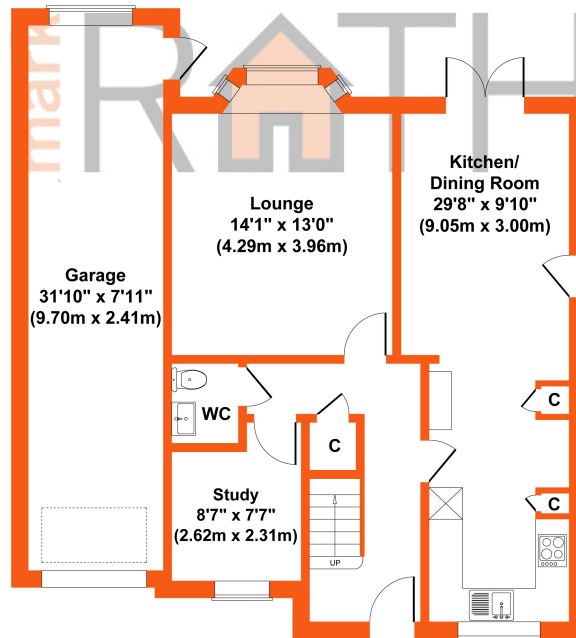
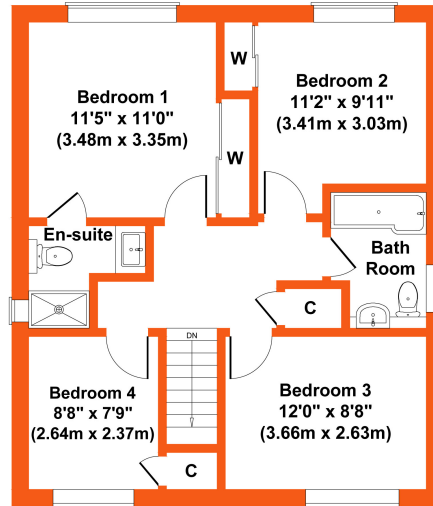
£625,000



Walking distance of Emmbrook Infant and Junior school, this detached family home is set back from the road in a quiet cul de sac with a North west facing garden, double length garage and driveway parking. The accommodation amounts to 1315 sq ft and comprises of: entrance hall with cloakroom, living room, study and 29ft refitted kitchen/dining/family room with patio doors leading to the garden. To the first floor: generous sized main bedroom with refitted en suite shower room, three further bedrooms and a refitted family bathroom. The rear garden is well stocked with mature plants and offers a good degree of seclusion.







Approx. Gross Internal Floor Area 1315 sq. ft. (122.2 sq. m.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by The Plan Portal 2021

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	