



70, Toutley Road,  
Wokingham,  
Berkshire, RG41 1QL

**£675,000 Freehold**



This well presented four bedroom detached family home is set in a desirable cul de sac location close to local shops and schools. The accommodation comprises living room leading into dining room with adjoining conservatory, refitted kitchen, cloakroom and study. There are four first floor bedrooms, including master bedroom with en suite shower room. Outside there is an adjoining tandem length garage, enclosed rear garden and driveway parking to the front.

- Over 1600 square feet of space
- Spacious living room
- Study and double glazed conservatory
- Smartly fitted kitchen
- Master bedroom with en suite
- Secluded rear garden

The secluded rear garden is enclosed by wooden fencing, laid mainly to lawn with mature shrub borders which host a variety of plants and small trees. There is an area of Indian sandstone patio at the rear of the house and gated side access leads to the front pea shingled driveway, which offers generous parking for two vehicles. The front garden is laid to lawn.

Toutley Road is situated off Emmbrook Road in the heart of Emmbrook. It is within walking distance of the cricket ground in nearby Lowther Road, local shops, schools and two village pubs. The A329(M)/M4 can be reached either through Winnersh or from the east of town; Wokingham also has a mainline station. Twyford is situated four miles north with regular trains in and out of London on the popular Elizabeth Line.

Council Tax Band: F  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: C





## Toutley Road, Wokingham

Approximate Area = 1413 sq ft / 131.2 sq m

Tandem Garage = 244 sq ft / 22.6 sq m

Total = 1657 sq ft / 153.8 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). © nichecom 2025. Produced for Michael Hardy. REF: 1464342.

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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