



35 Haymoor Road, Oakdale, Poole, Dorset BH15 3NP

£360,000 Freehold

A beautifully presented a two double bedroom detached bungalow situated on this residential road in Oakdale within close proximity to local schools and amenities. The property has been tastefully modernised throughout and internal viewing is a must to appreciate the immaculate accommodation on offer which comprises: double aspect lounge, stylish kitchen, breakfast area, conservatory and contemporary bathroom. Externally the property boasts a stunning rear garden with lawned area and sun patios dotted around the garden ideal for sitting out in the summer months. To the front the ample driveway provides off road parking for numerous vehicles which in turn leads to a garage. Further features of this ready to move into home include: feature porch, storage cupboard, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Combined, Poole High School and St Edwards RC/CoE Secondary.

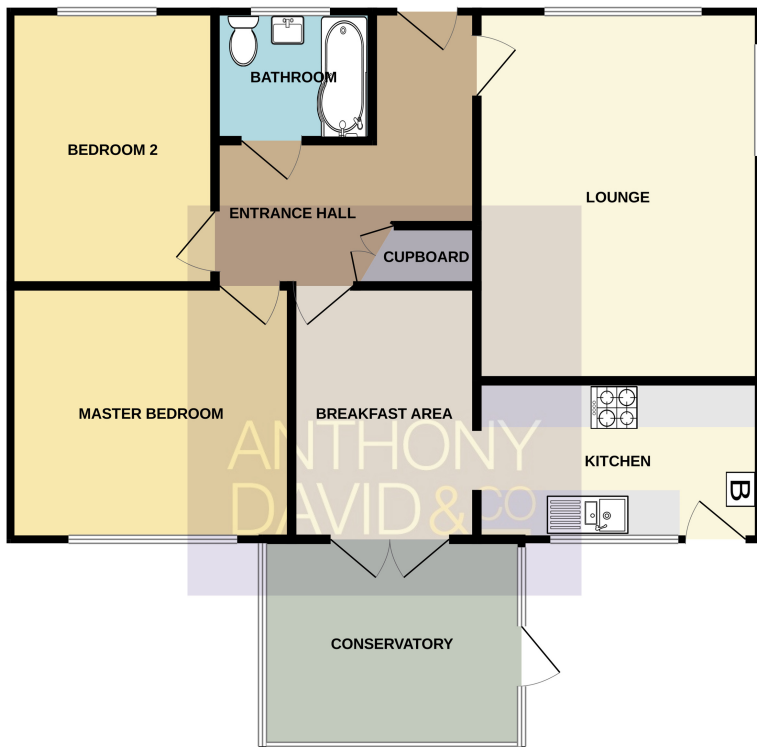
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**ANTHONY
DAVID & CO**

GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



Entrance Hall Doors to

Lounge 15' 4" x 11' 9" (4.67m x 3.58m)

Kitchen 11' 9" x 6' 7" (3.58m x 2.01m)

Breakfast Area 10' 6" x 7' 9" (3.20m x 2.36m)

Conservatory 10' 9" x 8' 7" (3.28m x 2.62m)

Master Bedroom 11' 8" x 10' 6" (3.56m x 3.20m)

Bedroom Two 11' 2" x 8' 6" (3.40m x 2.59m)

Bathroom 6' 6" x 5' 4" (1.98m x 1.63m)

Garage Detached

Garden Enclosed

Driveway Ample off road parking

Council Tax Band C

TOTAL FLOOR AREA: 775 sq.ft. (72.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.