



45 Old Farm Road, Poole, Dorset. BH15 3LL

- Detached Chalet Bungalow
- Four Bedrooms
- Spacious Living Room and Kitchen
- Ground Floor Wet Room
- Front and Rear Gardens
- Driveway and Detached Garage
- Popular and Convenient Location
- No Forward Chain



PROPERTY DESCRIPTION

Mursells Estate Agents are pleased to offer for sale this delightful detached chalet bungalow with 4 bedrooms located in the sought-after area of Oakdale, Poole, being sold with the added benefit of No Forward Chain. Situated in a family-friendly neighbourhood, this property is within easy reach of local amenities, including shops, parks, and restaurants. The nearby Oakdale School and other reputable primary and secondary schools fall within the catchment area, making this an ideal location for families. This property offers a fantastic opportunity for buyers looking to personalise their new home, as it is in need of some cosmetic updating.

Key Features:

- **Spacious Layout:** The bungalow features two generous double bedrooms on the ground floor, alongside a convenient wet room.
- **Generous Living Space:** The large kitchen, while in dated condition, offers ample space for culinary creativity. The inviting lounge boasts a gas fire and a sliding door that opens onto the south-facing rear garden, perfect for enjoying sunny afternoons.
- **Additional Bedrooms:** Upstairs, you will find two well-proportioned bedrooms, complete with eaves storage, providing valuable additional space.
- **Detached Garage:** The property includes a detached garage equipped with lighting and power sockets, ideal for storage or as a workshop.
- **Lovely Garden:** The mature rear garden is filled with a variety of shrubs and a well-maintained lawn, creating a peaceful outdoor space for relaxation and entertaining. A gate could easily be installed to give access onto the delightful Cobbs Lane.
- **Off-Road Parking:** The front of the property offers ample off-road parking on the driveway, alongside a well-kept front garden. A wooden gate provides access to the entrance of the front driveway.

This property is a fantastic opportunity to create your dream home in a desirable location. Contact Mursells Estate Agents today to arrange a viewing.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Total Area: 104.5 m² ... 1125 ft² (excluding eaves storage, garage)
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Mursells Estate Agents
8a, High Street, Lychett Matravers, BH16 6BQ
01202 018811
info@mursells.co.uk