



29 Pound Lane, Oakdale, Poole, Dorset BH15 3PS

GUIDE PRICE £600,000 Freehold

**** IDEAL FAMILY HOME **** An impressive five/six double bedroom detached house ideally situated in one of Oakdale's premier roads a short distance away from local shops, amenities and schools. This spacious home offers versatile living throughout and internal viewing is essential to appreciate the over 1900 sq ft of accommodation, which comprises: sitting room, kitchen, utility room, 15' conservatory, annex living space, annex bedroom with en-suite, downstairs shower room, five double bedrooms, en-suite to bedroom one and family bathroom. Externally, the property boasts a west-facing rear garden, mostly laid to lawn with sun patio and decked seating areas. To the front, there is ample driveway parking for multiple vehicles, providing access to the attached 16' garage. Further features of this much-loved home include: feature fireplace to sitting room, understairs storage, upstairs storage cupboard, round stained-glass window to shower room, fitted wardrobes to bedrooms one and five, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Primary, St Marys RC Primary, Poole High and St Edwards RC/CoE Secondary.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
1220 sq.ft. (113.3 sq.m.) approx.

1ST FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 1981 sq.ft. (184.1 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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Sitting Room 13' 3" x 11' 11" (4.04m x 3.63m)

Kitchen 11' 11" x 11' 11" (3.63m x 3.63m)

Utility Room 11' 7" x 9' 0" (3.53m x 2.74m)

Conservatory 15' 7" x 11' 9" (4.75m x 3.58m)

Shower Room 5' 1" x 5' 0" (1.55m x 1.52m)

Lobby Doors to...

Annex Living Space 18' 0" x 7' 4" (5.49m x 2.24m)

Annex Bedroom 9' 0" x 7' 4" (2.74m x 2.24m)

En-Suite 9' 0" x 3' 1" (2.74m x 0.94m)

Landing Doors to...

Bedroom One 13' 3" x 12' 4" (4.04m x 3.76m)

En-Suite 11' 2" x 5' 6" (3.40m x 1.68m)

Bedroom Two 11' 6" x 8' 9" (3.51m x 2.67m)

Bedroom Three 11' 8" x 10' 3" (3.56m x 3.12m)

Bedroom Four 11' 9" x 10' 5" (3.58m x 3.17m)

Bedroom Five 10' 9" x 8' 9" (3.28m x 2.67m)

Bathroom 7' 6" x 5' 6" (2.29m x 1.68m)

Garage 16' 5" x 10' 5" (5.00m x 3.17m)

Garden West-Facing, Enclosed

Driveway Off-Road Parking

Council Tax Band D



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 85 | 85 |
| (69-80) | C | | |
| (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 | |

Property Misdescriptions Act 1991

Property details contained herein do not form part 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.