



71 Stanley Green Road, Oakdale, Poole, Dorset BH15 3AD

£389,950 Freehold

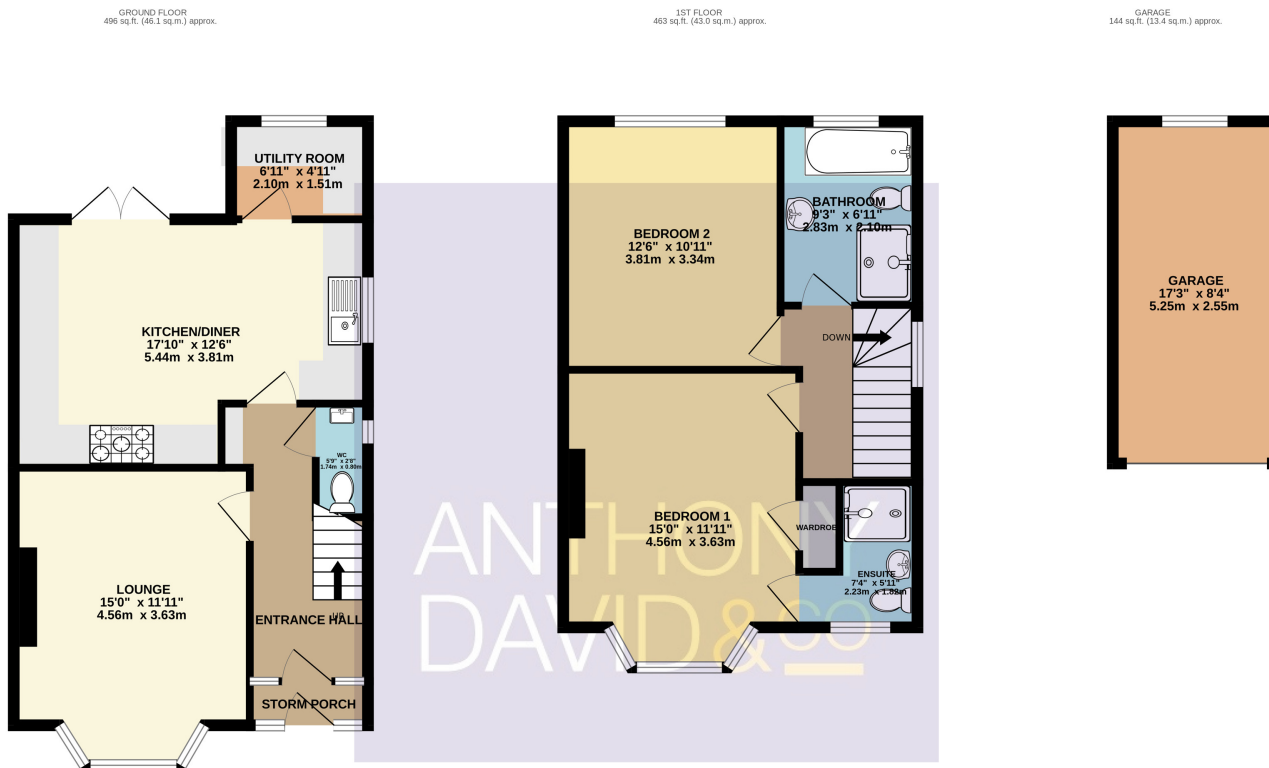
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A two double bedroom detached house situated in this residential road in the heart of Oakdale within walking distance of local shops, schools, parks and amenities. This much loved home offers good sized living space throughout and viewing is highly advised to appreciate not only its popular location but also the accommodation on offer, which comprises: lounge, 17' kitchen/diner, utility room, downstairs cloakroom, en-suite shower room and family bathroom. Externally the property boasts an extensive rear garden. To the front the driveway provides off road parking for numerous vehicles which in turn leads via side gated access to a detached garage. Further features include, built-in stairs to the loft giving scope for a further bedroom suite (STPP), feature wall mounted fire to lounge, stain glass windows to the front door, wardrobe to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, St Edward RC/CoE Secondary and Poole High School.

**ANTHONY
DAVID & CO**



TOTAL FLOOR AREA : 1104 sq.ft. (102.5 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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Entrance Hall Doors to

Lounge 15' 0" x 11' 11" (4.57m x 3.63m)

Kitchen/Diner 17' 10" x 12' 6" (5.44m x 3.81m)

Utility Room 6' 11" x 4' 11" (2.11m x 1.50m)

Downstairs Cloakroom 5' 9" x 2' 8" (1.75m x 0.81m)

Bedroom One 15' 0" x 11' 11" (4.57m x 3.63m)

En-Suite Shower Room 7' 4" x 5' 11" (2.24m x 1.80m)

Bedroom Two 12' 6" x 10' 11" (3.81m x 3.33m)

Bathroom 9' 3" x 6' 11" (2.82m x 2.11m)

Garage 17' 3" x 8' 4" (5.26m x 2.54m)

Garden Extensive

Driveway Off road parking x 5

Council Tax Band C



Property Misdescriptions Act 1991
Property details contained herein do not form part 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.