



13 Wingfield Avenue, Oakdale, POOLE, Dorset BH15 3DQ

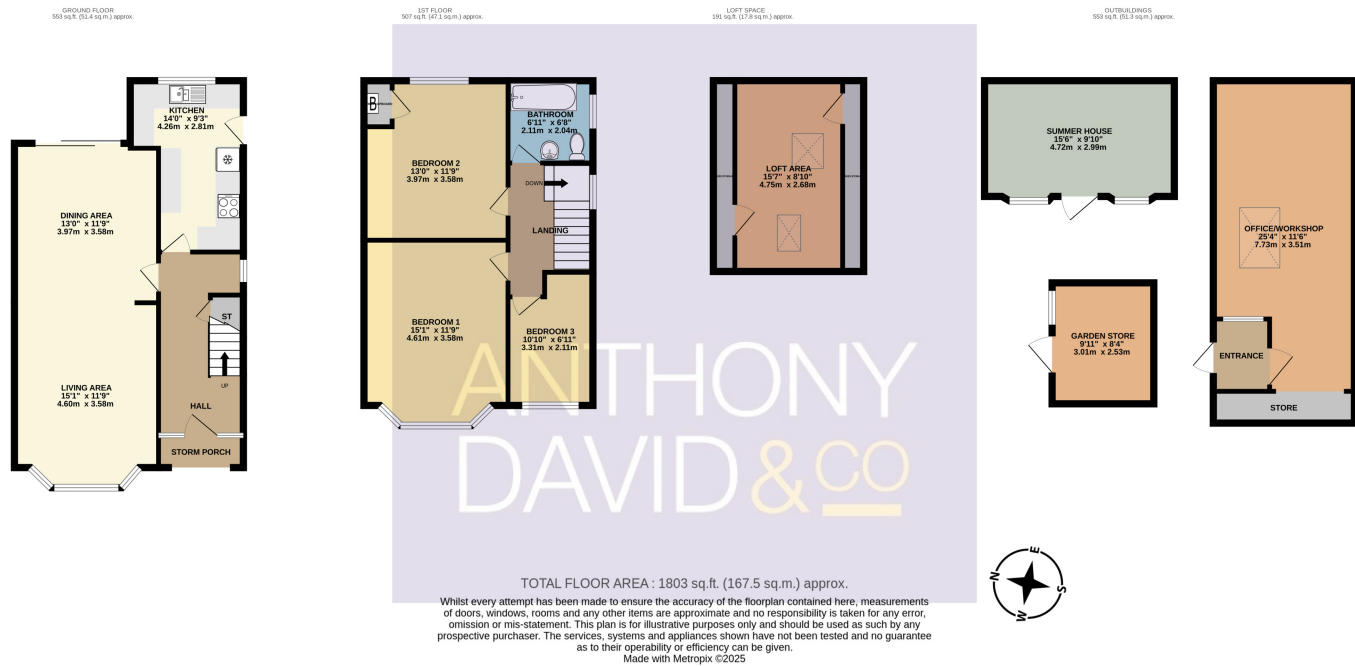
£475,000 Freehold

**\*\* NO FORWARD CHAIN \*\*** An exemplary three bedroom detached residence ideally situated in this sought after road in the heart of Oakdale within walking distance of local shops, schools, parks and amenities. This stunning property presents an ideal family home and internal viewing is imperative to not only appreciate its desirable location but also the pristine accommodation on offer, which comprises: living area, dining area, stylish kitchen, two double bedrooms, a good sized single bedroom, loft area (velux windows and boarded) and contemporary bathroom. Externally the property boasts a superb garden with lawned area, sun patio ideal for sitting out in the summer months, further seating area which leads to a summer house. To the front the ample driveway provides off road parking. Further features of this fantastic property include; 27' WORKSHOP, feature entrance, woodburner to lounge, fitted wardrobes to all bedrooms, garden store, gas central heating and UPVC double glazing. Nearby Schools - Stanley green Infants, Longfleet Primary, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

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DAVID & CO**





Entrance Hall Doors to

Living Area 15' 1" x 11' 9" (4.60m x 3.58m)

Dining Area 13' 0" x 11' 9" (3.96m x 3.58m)

Kitchen 14' 0" x 9' 3" (4.27m x 2.82m)

Landing Doors to

Bedroom One 15' 1" x 11' 9" (4.60m x 3.58m)

Bedroom Two 13' 0" x 11' 9" (3.96m x 3.58m)

Bedroom Three 10' 10" x 6' 11" (3.30m x 2.11m)

Bathroom 6' 11" x 6' 8" (2.11m x 2.03m)

Loft Area 15' 7" x 8' 10" (4.75m x 2.69m)

Workshop 25' 4" x 11' 6" (7.72m x 3.51m)

Summerhouse 15' 6" x 9' 10" (4.72m x 3.00m)

Garden Store

Garden Enclosed.

Council Tax Band D



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.