



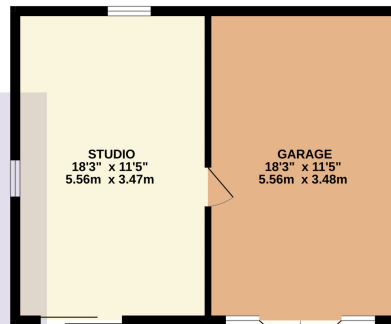
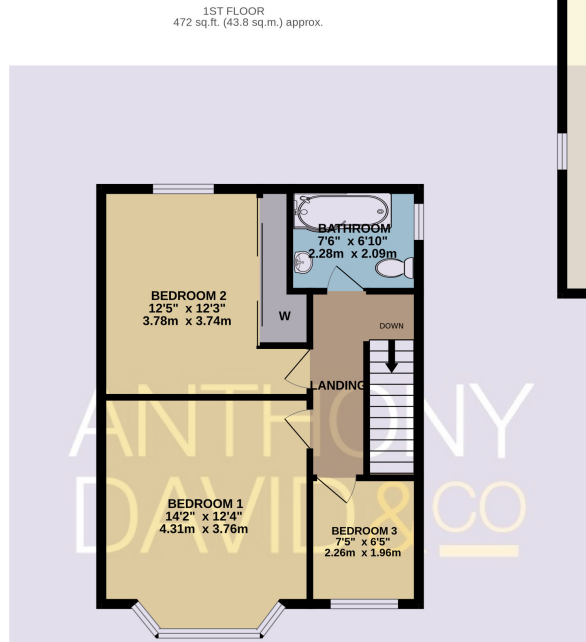
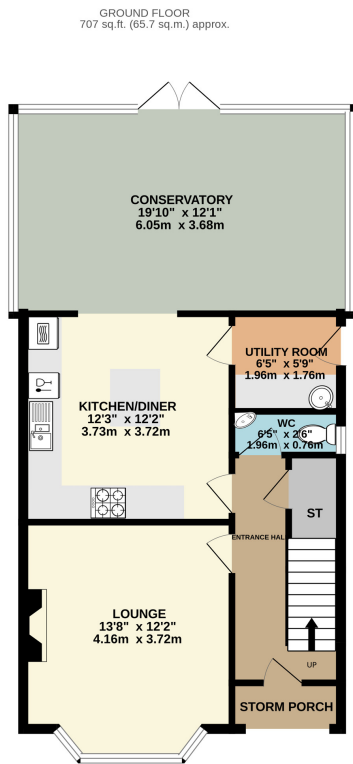
8 Wingfield Avenue, Oakdale, POOLE, Dorset BH15 3DQ

£525,000 Freehold

A superb 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 neat and tidy property presents an ideal family home and internal viewing is imperative to not only appreciate its desirable location but also the circa 1100 sq ft of accommodation on offer, which comprises: lounge, stylish kitchen/diner, utility room, conservatory, downstairs W.C, two double bedrooms, one single bedroom and a modern bathroom. Externally the property boasts a stunning Westerly aspect garden with lawned area, sun patio ideal for sitting out in the summer months with a pathway leading to a detached studio with power and light and garage. To the front the ample blocked driveway provides off road parking which leads via gated access to a car port. Further features of this fantastic property include; feature fireplaces to lounge, some integrated appliances and island to kitchen, fitted wardrobe to bedroom two, gas central heating and UPVC double glazing. Nearby Schools - Stanley green Infants, Longfleet Primary, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

info@anthonydavid.co.uk
www.anthonydavid.co.uk
 01202 677444

**ANTHONY
DAVID & CO**



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 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 13' 8" x 12' 2" (4.17m x 3.71m)

Kitchen/Diner 12' 3" x 12' 2" (3.73m x 3.71m)

Conservatory 19' 10" x 12' 1" (6.05m x 3.68m)

Utility Room 6' 5" x 5' 9" (1.96m x 1.75m)

Downstairs Cloakroom 6' 5" x 2' 6" (1.96m x 0.76m)

Landing Doors to

Bedroom One 14' 2" x 12' 4" (4.32m x 3.76m)

Bedroom Two 12' 5" x 12' 3" (3.78m x 3.73m)

Bedroom Three 7' 5" x 6' 5" (2.26m x 1.96m)

Bathroom 7' 6" x 6' 10" (2.29m x 2.08m)

Studio 18' 3" x 11' 5" (5.56m x 3.48m)

Garage 18' 3" x 11' 5" (5.56m x 3.48m)

Garden Westerly aspect

Driveway Brick paved

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.