



1 Old Farm Road, Oakdale, Poole, Dorset BH15 3LL

£475,000 Freehold

**** NEARLY 1800 SQ FT **** This superb six bedroom detached chalet is conveniently situated on this corner plot in residential cul-de-sac in the heart of Oakdale within close proximity of local shops, schools, parks and amenities. This much loved family home presents ideal multi generational living and internal viewing is highly advised to appreciate the versatile accommodation on offer which comprises: lounge, family room, kitchen/diner, three double bedrooms, three well-proportioned single bedrooms, utility room, stylish upstairs bathroom, downstairs shower room and downstairs cloakroom. Externally the property boasts a Westerly aspect low maintenance garden with two sun patio, raised planting beds and greenhouse. To the front the driveway provides ample off-road parking for multiple cars. The property also has the added benefit of a detached pitched roof workshop with boarded loft, power and light. Further features of this unique sizable home include feature fireplace to lounge, bay windows, eaves storage, two garden sheds, UPVC double glazing and gas central heating. Nearby Schools - Canford Heath Infants and Juniors, Stanley Green Infants, Oakdale Juniors and St Edwards RC/CoE Secondary is a short walk away

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**ANTHONY
DAVID & CO**

TOTAL FLOOR AREA : 1780 sq.ft. (165.4 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' 5" x 10' 7" (4.70m x 3.23m)

Family/Dining Room 12' 7" x 11' 0" (3.84m x 3.35m)

Kitchen/Breakfast Room 15' 1" x 11' 3" (4.60m x 3.43m)

Utility Room 13' 1" x 4' 1" (3.99m x 1.24m)

Office/Sitting Room 15' 5" x 10' 10" (4.70m x 3.30m)

Bedroom Five 13' 0" x 11' 0" (3.96m x 3.35m)

Bedroom Six/Office 14' 3" x 6' 4" (4.34m x 1.93m)

Shower Room 8' 4" x 7' 5" (2.54m x 2.26m)

Downstairs Cloakroom 4' 11" x 4' 1" (1.50m x 1.24m)

Landing Doors to

Master Bedroom 20' 11" x 12' 9" (6.38m x 3.89m)

Bedroom Two 12' 1" x 8' 6" (3.68m x 2.59m)

Bedroom Three 20' 6" x 8' 2" (6.25m x 2.49m)

Bedroom Four 15' 9" x 7' 11" (4.80m x 2.41m)

Bathroom 8' 6" x 6' 0" (2.59m x 1.83m)

Garden Westerly Aspect

Driveway Ample Off Road Parking

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	83
		EU Directive 2002/91/EC	

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.