




18 Dorchester Gardens, Oakdale, Poole, Dorset BH15 3SN

£525,000 Freehold

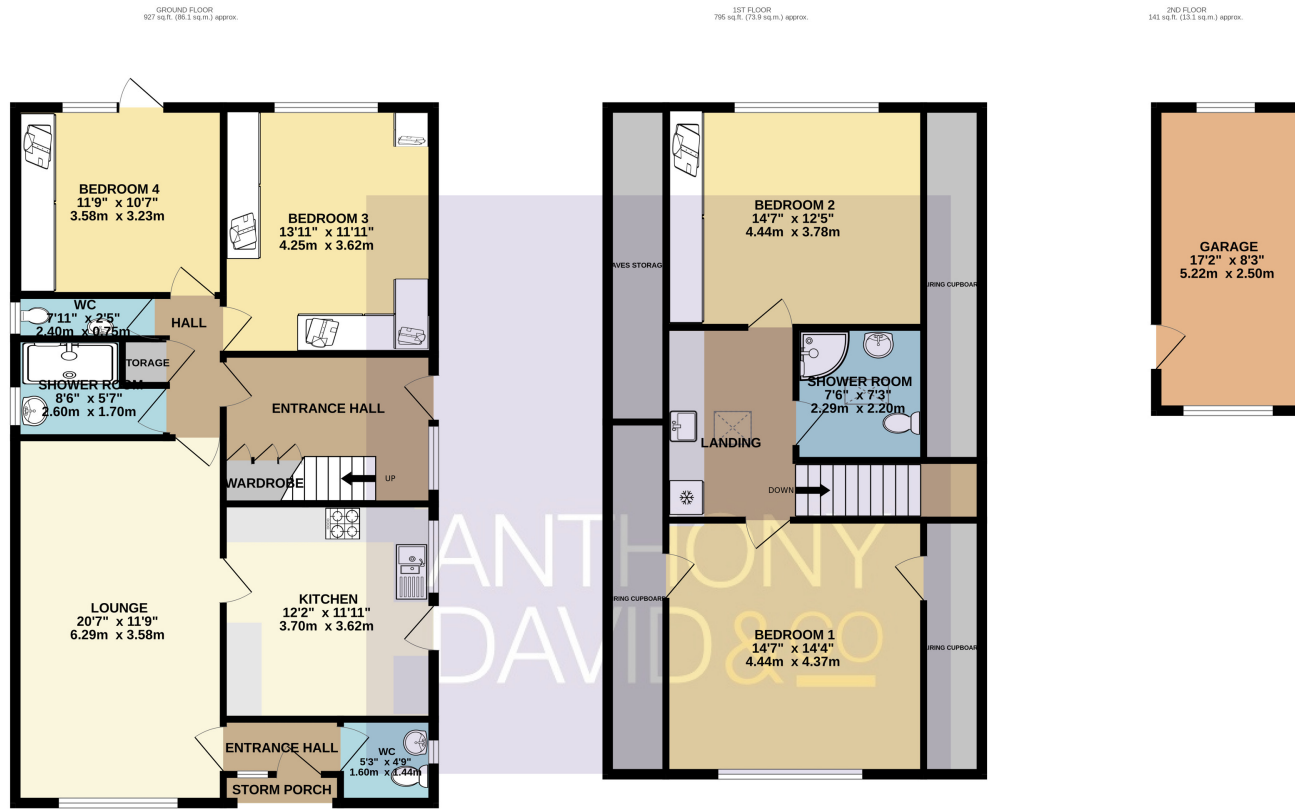
**** NO FORWARD CHAIN **** An exemplary four double bedroom detached chalet being ideally situated in this sought after 'elite' cul-de-sac in the heart of Oakdale within walking distance of local amenities, parks and schools. This superb residence offers nearly 1500 sq ft of living throughout and internal viewing is imperative to not only appreciate its fantastic location but also the versatile accommodation on offer, which comprises: GROUND FLOOR; 20' lounge, kitchen, two bedrooms, shower room and two separate cloakrooms. UPSTAIRS; two further bedrooms, shower room, landing/utility area. Externally the property boasts a beautifully manicured Westerly aspect garden with sun patio and artificial lawned areas. To the front the brick paved driveway provides ample off road parking which in turn leads to a 40' carport and detached garage. Further features of this 'hidden gem' include: feature fireplace to lounge, fitted wardrobes, numerous storage cupboards, eaves storage, water softener and two garden sheds/workshops. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

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**ANTHONY
DAVID & CO**



Entrance Hall Doors to

Lounge 20' 7" x 11' 9" (6.27m x 3.58m)

Kitchen 12' 2" x 11' 11" (3.71m x 3.63m)

Bedroom Three 13' 11" x 11' 11" (4.24m x 3.63m)

Bedroom Four 11' 9" x 10' 7" (3.58m x 3.23m)

Shower Room 8' 6" x 5' 7" (2.59m x 1.70m)

Separate Cloakroom 7' 11" x 2' 5" (2.41m x 0.74m)

Landing/Utility Doors to

Bedroom One 14' 7" x 14' 4" (4.45m x 4.37m)

Bedroom Two 14' 7" x 12' 5" (4.45m x 3.78m)

Shower Room 7' 6" x 7' 3" (2.29m x 2.21m)

Garage 17' 2" x 8' 3" (5.23m x 2.51m)

Garden Westerly aspect

Driveway Ample off road parking

Council Tax Band D

TOTAL FLOOR AREA : 1863 sq.ft. (173.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(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.