



46 Hennings Park Road, Oakdale, Poole, Dorset BH15 3QX

Guide Price £500,000 Freehold

**** FIRST TIME TO MARKET IN CIRCA 40 YEARS **** A beautifully presented five double bedroom detached chalet situated on one of Oakdale's most premier roads a short distance away from local shops, schools, parks and amenities. The property offers over 1570 sq ft of versatile living space and viewing is imperative to not only appreciate its highly sought after location but also the accommodation on offer, which comprises: lounge, stylish kitchen, three downstairs bedrooms, bathroom and two further bedrooms and contemporary shower room to the upstairs. Externally the property boasts a Southerly aspect garden with lawned area, fish pond and sun patio. Further features of this superb family residence include: woodburner to lounge, fitted wardrobes to downstairs bedrooms, Roll-top bath to the downstairs bathroom, Juliette balcony to master bedroom, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Combined, Poole High and St Edwards RC/CoE Secondary.

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**ANTHONY
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GROUND FLOOR
994 sq.ft. (92.4 sq.m.) approx.

1ST FLOOR
581 sq.ft. (53.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1575 sq.ft. (146.3 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 14' 10" (4.57m x 4.52m)

Kitchen/Diner 15' 0" x 11' 6" (4.57m x 3.51m)

Bedroom Three 15' 1" x 11' 10" (4.60m x 3.61m)

Bedroom Four 15' 1" x 11' 10" (4.60m x 3.61m)

Bedroom Five 11' 8" x 9' 6" (3.56m x 2.90m)

Bathroom 9' 0" x 7' 1" (2.74m x 2.16m)

Landing Doors to

Bedroom One 15' 9" x 15' 1" (4.80m x 4.60m)

Bedroom Two 16' 1" x 15' 9" (4.90m x 4.80m)

Shower Room 8' 8" x 8' 7" (2.64m x 2.62m)

Garden Southerly aspect

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		69	76
		EU Directive 2002/91/EC	

Property details contained herein do not form part of 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.