

100 Hennings Park Road, Oakdale, POOLE, Dorset BH15 3QY

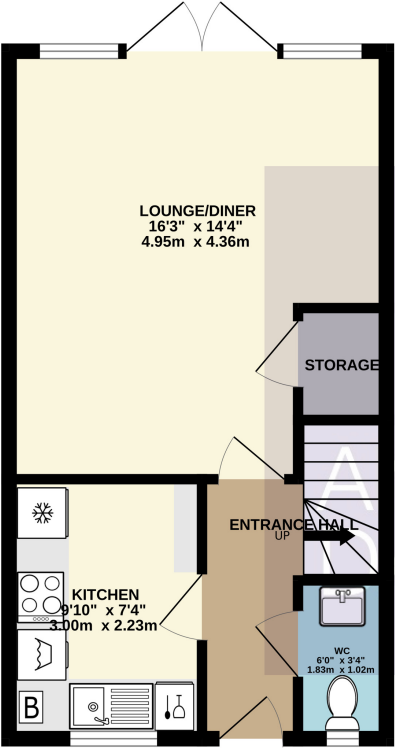
£349,950 Freehold

A stunning two double bedroom semi detached house ideally situated on this premier road in Oakdale with close proximity of local shops, schools, parks and amenities. This 'turnkey' home offers luxurious living throughout and viewing is imperative to not only appreciate its sought after location but also the accommodation on offer, which comprises: lounge/diner with direct garden access, bespoke kitchen, downstairs cloakroom, stylish en-suite shower room and contemporary bathroom. Externally there is a beautifully tended garden with two sun patio areas and artificial lawned area housing a garden office with power, light and wifi. To the front the brick paved driveway provides off road parking. Further features of this 'must see' property include: underfloor heating to the downstairs, integrated appliances to kitchen, built-in wardrobes to bedroom one, storage cupboards, remainder of builders warranty (built in 2019), gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Combined, Poole High and St Edwards RC/CoE Secondary.

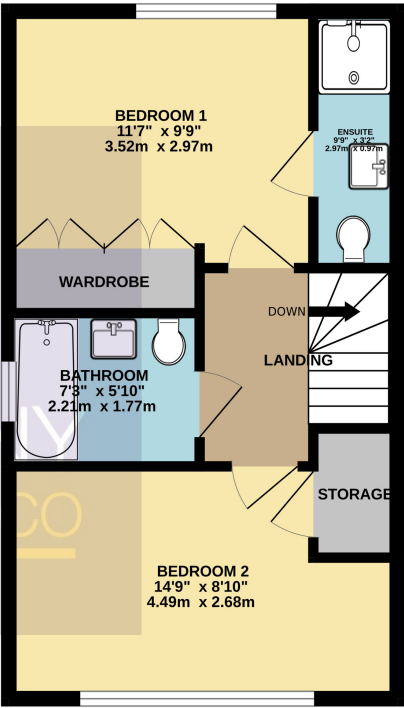
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ANTHONY
DAVID & CO

GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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/Diner 16' 3" x 14' 4" (4.95m x 4.37m)

Kitchen 9' 10" x 7' 4" (3.00m x 2.24m)

Downstairs Cloakroom 6' 0" x 3' 4" (1.83m x 1.02m)

Landing Doors to

Bedroom One 11' 7" x 9' 9" (3.53m x 2.97m)

En-Suite Shower 9' 9" x 3' 2" (2.97m x 0.97m)

Bedroom Two 14' 9" x 8' 10" (4.50m x 2.69m)

Bathroom 7' 3" x 5' 10" (2.21m x 1.78m)

Garden Enclosed

Driveway Off road parking x 2

Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	82	
(69-80) C		
(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 details contained herein do not form part of 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.