



26 Vicarage Road, Oakdale, POOLE, Dorset BH15 3BA

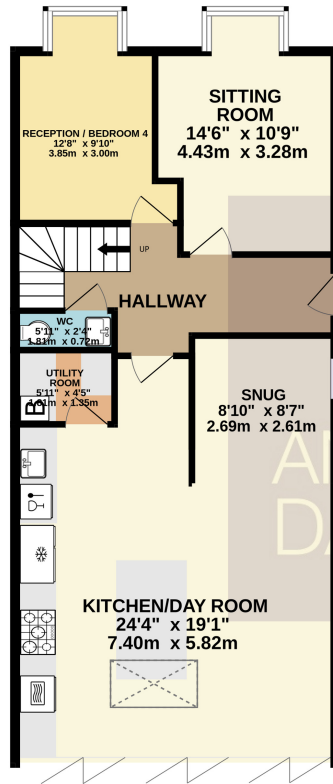
£600,000 Freehold

**** NO FORWARD CHAIN **** An exceptional three/four double bedroom detached house situated in the heart of Oakdale within walking distance of local shops, schools and parks. This impeccable family home has been refurbished to an exemplary specification throughout and offers modern living accommodation throughout, comprising: Bespoke 25' kitchen/day room with snug, sitting room, reception room/bedroom 4, utility room, three/four double bedrooms, en-suite and dressing room to bedroom one, stylish family bathroom and downstairs cloakroom. Externally the property boast a landscaped rear garden mostly laid to lawn with patio seating area ideal for al fresco dining in the summer months. To the front there is a generous shingled driveway providing off-road parking for multiple vehicles. Further features of this turn-key residence include: Some integrated appliances and skylight to kitchen, understairs storage, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary are all within walking distance.

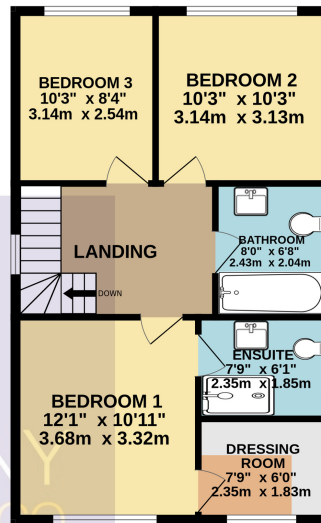
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**ANTHONY
DAVID & CO**

GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



FIRST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1395 sq.ft. (129.6 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.
Made with Metropix 52024



Entrance Hall Doors to...

Sitting Room 14' 6" x 10' 9" (4.42m x 3.28m)

Reception/Bedroom Four 12' 8" x 9' 10" (3.86m x 3.00m)

Kitchen/Day Room 24' 4" x 19' 1" (7.42m x 5.82m)

Snug 8' 10" x 8' 7" (2.69m x 2.62m)

Utility Room 5' 11" x 4' 5" (1.80m x 1.35m)

WC 5' 11" x 2' 4" (1.80m x 0.71m)

Landing Doors to...

Bedroom One 12' 1" x 10' 11" (3.68m x 3.33m)

En-Suite 7' 9" x 6' 1" (2.36m x 1.85m)

Dressing Room 7' 9" x 6' 0" (2.36m x 1.83m)

Bedroom Two 10' 3" x 10' 3" (3.12m x 3.12m)

Bedroom Three 10' 3" x 8' 4" (3.12m x 2.54m)

Bathroom 8' 0" x 6' 8" (2.44m x 2.03m)

Driveway Off-Road Parking

Garden Enclosed

Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	50	
(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 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.