



3 Hennings Park Road, Poole, Dorset BH15 3QU

£425,000 Freehold

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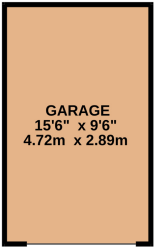
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**\*\* NO FORWARD CHAIN \*\*** A three bedroom detached house situated in one of Oakdale's premier roads close to doctor's surgery, central bus routes, local shops, schools and amenities. The property would benefit from cosmetic updating and viewing is essential to not only appreciate its superb location but also its potential to become an ideal family home. The accommodation on offer comprises: lounge, dining room, fitted kitchen, conservatory, two double bedrooms, a single bedroom and modern bathroom. Externally the property has a low maintenance garden to the rear. To the front the driveway provides off road parking which in turn leads to a detached garage. Further features include: feature fireplaces, fitted wardrobes to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Combined, Poole High and St Edwards RC/CoE Secondary.

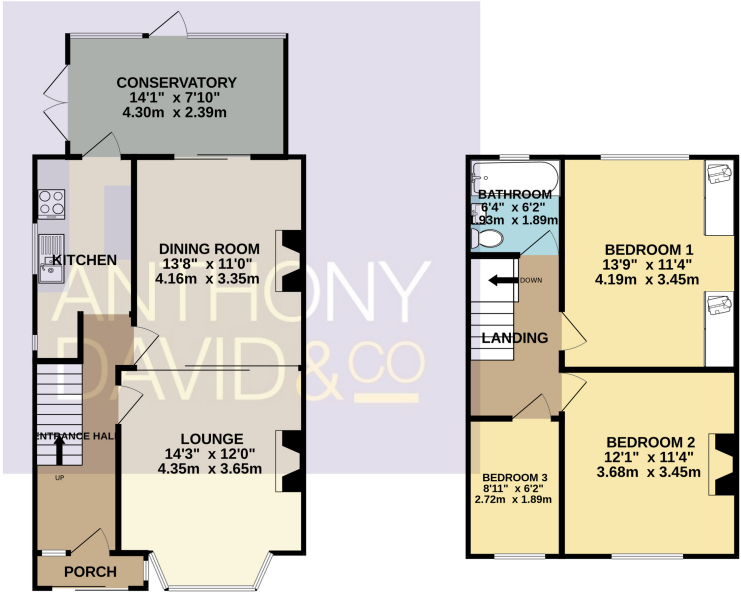
**ANTHONY  
DAVID & CO**





GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.

1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.2 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 14' 3" x 12' 0" (4.34m x 3.66m)

Dining Room 13' 8" x 11' 0" (4.17m x 3.35m)

Conservatory 14' 1" x 7' 10" (4.29m x 2.39m)

Kitchen 13' 3" x 6' 5" (4.03m x 1.96m) max

Landing Doors to

Bedroom One 13' 9" x 11' 4" (4.19m x 3.45m)

Bedroom Two 12' 1" x 11' 4" (3.68m x 3.45m)

Bedroom Three 8' 11" x 6' 2" (2.72m x 1.88m)

Bathroom 6' 4" x 6' 2" (1.93m x 1.88m)

Garage 15' 6" x 9' 6" (4.72m x 2.90m)

Garden Enclosed

Driveway Off road parking

Council Tax Band D



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