



106 Pound Lane, Oakdale, Poole, Dorset BH15 3RS

£549,950 Freehold

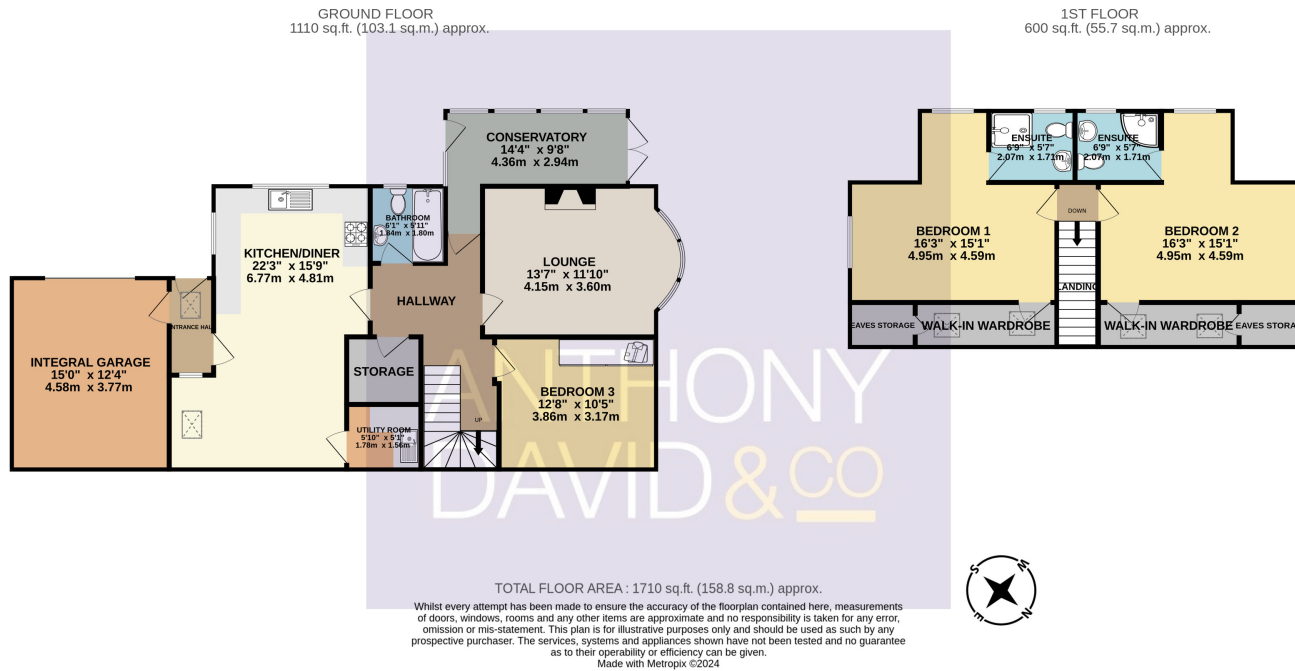
A superb three double bedroom detached chalet ideally situated in one of Oakdale's premier roads a short distance away from local shops, amenities and schools. This spacious home has been stylishly remodelled by the current owners and internal viewing is imperative to appreciate the 1700 sq ft of living space on offer, which comprises: GROUND FLOOR; Lounge, kitchen/diner, conservatory, utility room, modern bathroom and double bedrooms. FIRST FLOOR; Two oversized double bedrooms and two contemporary en-suite shower rooms. Externally the property has a front enclosed garden, driveway providing off road parking which in turn leads to an integral garage. Further features of this must see home include: feature fireplace to lounge, sky lights, two walk-in wardrobes, air conditioning to master bedroom, storage cupboard, eaves storage, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Primary, St Marys RC Primary, Poole High and St Edwards RC/CoE Secondary.

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**ANTHONY
DAVID & CO**



Entrance Hall Doors to

Kitchen/Diner 22' 3" x 15' 9" (6.78m x 4.80m)

Inner Hallway Doors to

Lounge 13' 7" x 11' 10" (4.14m x 3.61m)

Conservatory 14' 4" x 9' 8" (4.37m x 2.95m)

Utility Room 5' 10" x 5' 1" (1.78m x 1.55m)

Bedroom Three 12' 8" x 10' 5" (3.86m x 3.17m)

Bathroom 6' 1" x 5' 11" (1.85m x 1.80m)

Landing Doors to

Bedroom One 16' 3" x 15' 1" (4.95m x 4.60m)

En-Suite Shower 6' 9" x 5' 7" (2.06m x 1.70m)

Bedroom Two 16' 3" x 15' 1" (4.95m x 4.60m)

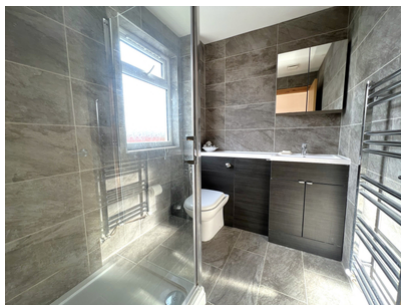
En-Suite Shower 6' 9" x 5' 7" (2.06m x 1.70m)

Garage 15' 0" x 12' 4" (4.57m x 3.76m)

Garden Front

Driveway Off road parking

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		EU Directive 2002/91/EC	
		82	62

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.