

**50 Enfield Crescent, Oakdale, Poole,
Dorset, BH15 3SL**



HEARNES

WHERE SERVICE COUNTS

50 Enfield Crescent, Oakdale, Poole, Dorset, BH15 3SL

FREEHOLD GUIDE PRICE £450,000-£460,000

Set at the end of a quiet cul de sac in this popular residential area is this 1930's 3 bedroom detached home with 2 reception areas, conservatory, detached garage, private enclosed southerly garden and off road parking for 3/4 cars. This well presented home has been loved by the owners over the past 30+ years and been a wonderful place to raise their family. At the heart of the home is a delightful open plan kitchen/dining/conservatory area that leads to the garden, separate sitting room, downstairs cloakroom with 3 bedrooms and a bathroom upstairs. The well kept garden is a real feature, being extremely private, sunny and having 2 patios for dining and a covered relaxation area, making it a delightful space for entertaining. The home has many character features to include a welcoming entrance with brick arch vestibule and stained glass windows, picture rails, bay windows and original staircase.

- Attractive, character, 3 bedroom detached 1930's home
- Set at the heart of the home is an open plan kitchen/dining room opening to a conservatory
- Further sitting room
- Delightful welcoming entrance hall with feature entrance vestibule
- Kitchen fitted in a range of shaker style units with work tops over having a freestanding cooker with extractor, integrated dishwasher, and freestanding fridge/freezer
- Downstairs cloakroom
- Main bedroom with built in wardrobes to one wall with further open style wardrobes to bedroom 2
- Detached garage with power and light and plumbing and space for washing machine and tumble dryer
- Off road parking for 3/4 cars with the owners currently housing a large motor home
- Delightful southerly rear garden with 2 patio areas, grass area and covered seating area

Enfield Crescent is set off Enfield Road in the popular Oakdale. It is conveniently located minutes away from the local shops and 1.6 miles to the train station in Poole, 1.5 miles to Poole Hospital and 2 miles to the Quay. The beaches and sea at Canford Cliffs, Sandbanks and Branksome Chine are all within 5 miles. Oakdale has excellent schools from infant to senior as well as excellent bus, cycle and transport links around the area.

COUNCIL TAX BAND: C

EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

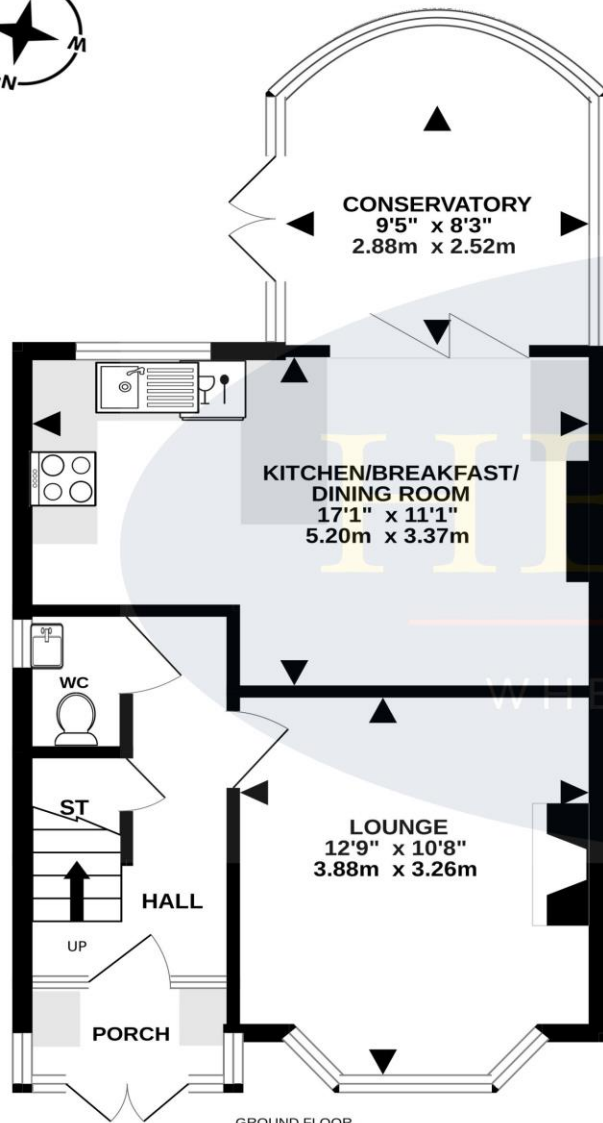




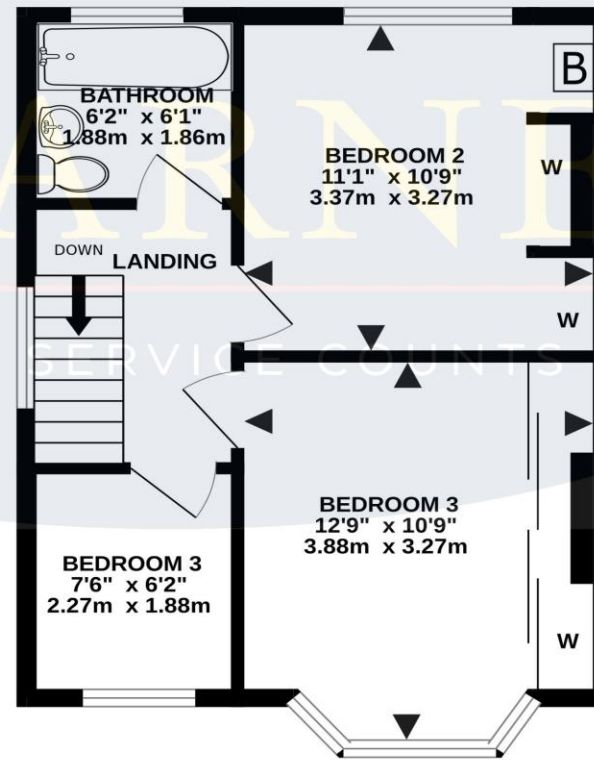


TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.

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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GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



NOT LOCATED IN EXACT
POSITIONS
200 sq.ft. (18.6 sq.m.) approx.





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