



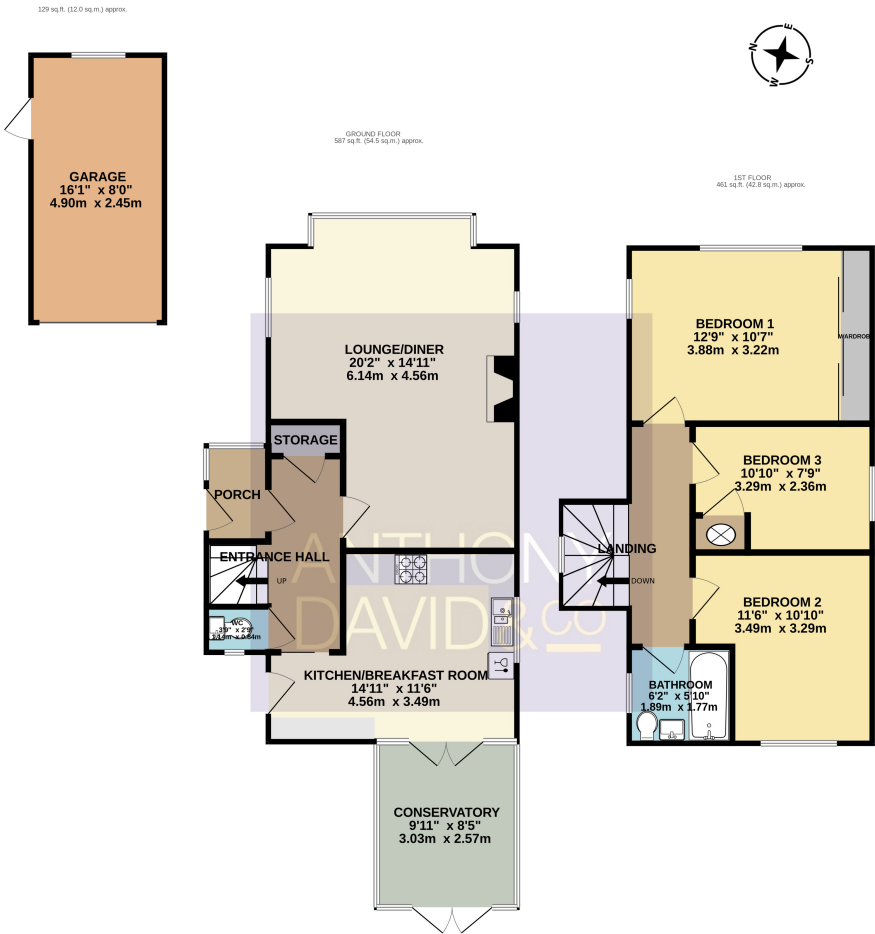
37 Milestone Road, Oakdale, POOLE, Dorset BH15 3DR

Guide Price £425,000 Freehold

A superb three bedroom detached house ideally situated on this premier residential road in the heart of Oakdale within close proximity of local shops, schools, parks and amenities. This beautifully presented property offers over 1100 sq ft of living space and internal viewing is a must to not only appreciate its sought after location but also the accommodation on offer which comprises: 20' lounge/diner, kitchen/breakfast room, conservatory, downstairs cloakroom, two double bedrooms, good sized third bedroom and modern bathroom to the upstairs. Externally the property boasts an extensive garden with lawned areas, and sun patios ideal for sitting out in the sun whatever time of day. To the front the ample resin driveway provides off road parking for numerous vehicles which in turn leads to gated access to the garden and a detached garage. Further features of this ideal family home include: feature fireplace to lounge, integrated dishwasher, fitted wardrobes to bedroom one, wild pond in the garden and much much more. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

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TOTAL FLOOR AREA: 1177 sq.ft. (109.3 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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- Porch 5' 9" x 3' 9" (1.75m x 1.14m)
- Entrance Hall Doors to
- Lounge/Diner 20' 2" x 14' 11" (6.15m x 4.55m)
- Kitchen/Breakfast Room 14' 11" x 11' 6" (4.55m x 3.51m)
- Conservatory 9' 11" x 8' 5" (3.02m x 2.57m)
- Downstairs Cloakroom 3' 9" x 2' 9" (1.14m x 0.84m)
- Landing Doors to
- Bedroom One 12' 9" x 10' 7" (3.89m x 3.23m)
- Bedroom Two 11' 6" x 10' 10" (3.51m x 3.30m)
- Bedroom Three 10' 10" x 7' 9" (3.30m x 2.36m)
- Bathroom 6' 2" x 5' 10" (1.88m x 1.78m)
- Garage 16' 1" x 8' 0" (4.90m x 2.44m)
- Garden Extensive
- Driveway Off road parking for multiple vehicles
- Council Tax Band D



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	51	
(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.