



69 Old Farm Road, Oakdale, POOLE, Dorset BH15 3LL

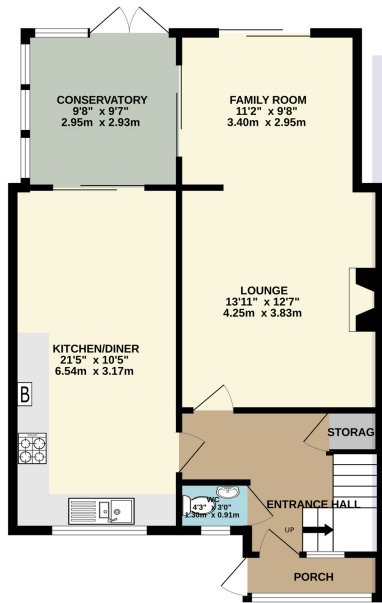
£374,950 Freehold

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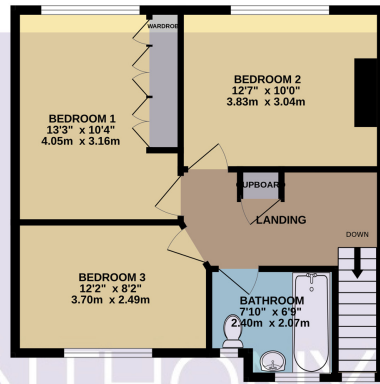
An excellent three double bedroom semi detached house conveniently situated on this corner plot in this residential road in the heart of Oakdale within close proximity of local shops, schools, parks and amenities. The property presents an ideal family home and offering over 1200 sq ft of living space viewing is a must to appreciate the sizable accommodation on offer, which comprises: lounge, 21' kitchen/diner, family room, conservatory, downstairs cloakroom and bathroom. Externally the property boasts a superb South facing garden with sun patio, lawned area and decked seated area with pergola ideal for entertaining in the summer months. To the front the driveway provides off road parking for three cars. Further features of this much loved home include: feature fire place to lounge, fitted wardrobes, workshop, gas central heating and UPVC double glazing. Nearby Schools - Canford Heath Infants and Juniors, Stanley Green Infants, Oakdale Juniors and St Edwards RC/CoE Secondary is a short walk away

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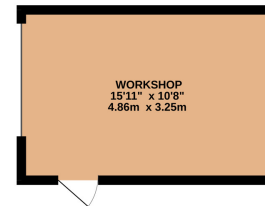
GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



GARAGE
170 sq.ft. (15.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1391 sq.ft. (129.2 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 13' 11" x 12' 7" (4.24m x 3.84m)

Kitchen/Diner 21' 5" x 10' 5" (6.53m x 3.17m)

Family Room 11' 2" x 9' 8" (3.40m x 2.95m)

Conservatory 9' 8" x 9' 7" (2.95m x 2.92m)

Downstairs Cloakroom 4' 3" x 3' 0" (1.30m x 0.91m)

Landing Doors to

Bedroom One 13' 3" x 10' 4" (4.04m x 3.15m)

Bedroom Two 12' 7" x 10' 0" (3.84m x 3.05m)

Bedroom Three 12' 2" x 8' 2" (3.71m x 2.49m)

Bathroom 7' 10" x 6' 9" (2.39m x 2.06m)

Workshop 15' 11" x 10' 8" (4.85m x 3.25m)

Garden South facing

Driveway Off road parking x 3

Council Tax 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 | | 63 | 75 |
| | | EU Directive 2002/91/EC | |

Property details contained herein do not form part of 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.