



14 Mellstock Road, Oakdale, Poole, Dorset BH15 3DP

£525,000 Freehold

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This superb five bedroom chalet bungalow has been extended and is now offering approximately 1750 sqft of versatile living accommodation comprising: Kitchen breakfast, lounge, sun room, two downstairs bedrooms and a shower room. Upstairs there is a master bedroom with en-suite bathroom and balcony as well as 2 single bedrooms. The property is situated in a quiet residential road in Oakdale, close to local shops and amenities and approximately 1 mile from Poole Town Centre. Additional benefits include - water softener, UPVC fascias & soffits, gas central heating, eaves storage and a landscaped rear garden including raised decked area, summer house and sheds. Nearby Schools - Stanley Green Infant School & Oakdale Junior School.

**ANTHONY
DAVID & CO**

Entrance Hall With doors to -

Lounge 13' 1" x 11' 1" (3.99m x 3.38m)

Kitchen Breakfast Room 19' 10" x 14' 1" (6.05m x 4.29m)

Dining Room 10' 8" x 10' 3" (3.25m x 3.12m)

Sun Room 27' 2" x 6' 9" (8.28m x 2.06m)

Shower Room 6' 0" x 5' 11" (1.83m x 1.80m)

Bedroom Two 14' 9" x 11' 1" (4.50m x 3.38m)

Bedroom 3 11' 6" x 10' 8" (3.51m x 3.25m)

Landing Doors to

Master Bedroom 18' 11" x 18' 9" (5.77m x 5.71m)

En Suite 8' 4" x 6' 5" (2.54m x 1.96m)

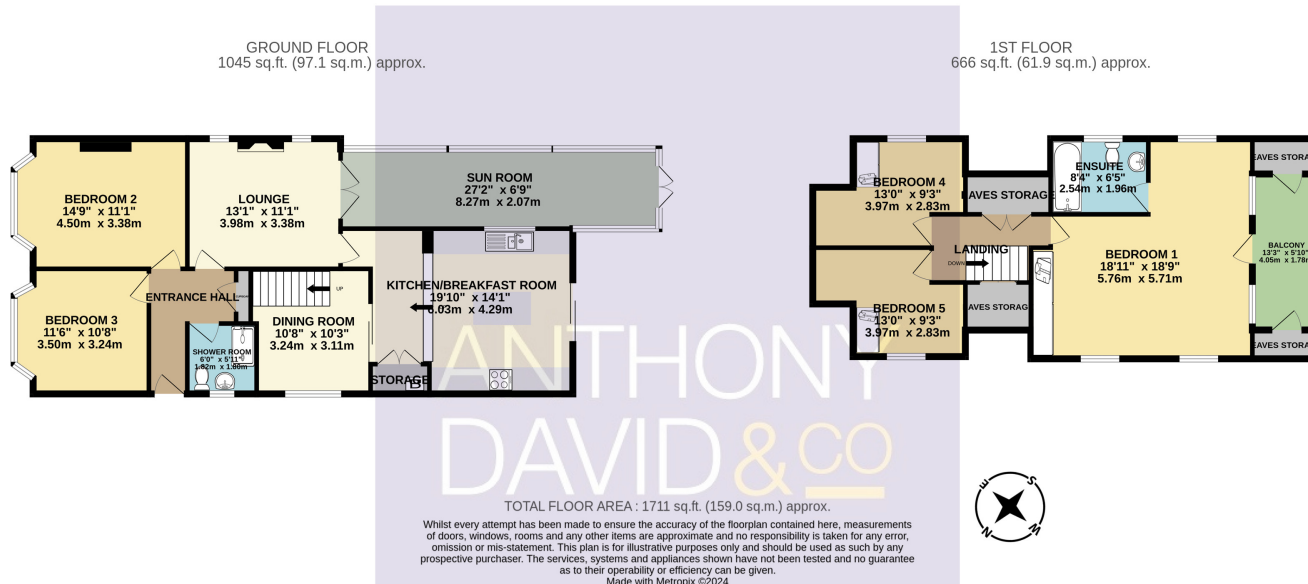
Balcony 15' 3" x 5' 10" (4.65m x 1.78m)

Bedroom 4 13' 0" x 9' 3" (3.96m x 2.82m) MAX

Bedroom 5 13' 0" x 9' 3" (3.96m x 2.82m)

Garden South Westerly Aspect

Council Tax Band D



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	62	65
(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 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.