

Link Homes
 Arena Business Park
 Holyrood Close
 Poole
 Dorset
 BH17 7FJ
 sales@linkhomes.co.uk
 www.linkhomes.co.uk
 01202 612626



LINKHOMES
 ESTATE AGENTS



Total Area: 149.5 m² ... 1609 ft²
 All measurements are approximate and for display purposes only



8 Hennings Park Road, Poole, Dorset, BH15 3QU
Guide Price £695,000

**** SIMPLY STUNNING **** RECENTLY EXTENDED AND RENOVATED TO A HIGH SPECIFICATION **** NO FORWARD CHAIN **** Link Homes Estate Agents are delighted to present for sale this recently refurbished and extended four bedroom, three bathroom detached family home situated in the heart of Oakdale. Benefitting from an array of standout features including a four double bedrooms with bedroom one offering a stylish four-piece en-suite, a open plan shaker-style kitchen/dining room with Quartz tops and bi-fold doors leading onto the South-facing private garden, a separate snug lounge with feature bay windows, a separate utility room, a downstairs three-piece shower room, a pantry, ample storage and a block-paved driveway for multiple vehicles. A must view to fully appreciate the accommodation on offer!

Hennings Park Road is one of Oakdale's most desirable roads, it is centrally located and within walking distance to Poole Town Centre, Poole bus station, Poole hospital and Poole train station less than just a few miles away. The train station connects to the main line going to London Waterloo. On its doorstep are other useful amenities such as the Post Office, Chemist and the library. The main bus routes are a short walk away on Wimborne Road and the Oakdale Park is just around the corner. Schools close by include St Edwards Catholic, Poole High, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior and Ocean Academy. This property would make for a fantastic family home.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hallway

Smooth set ceiling, smoke alarm, feature strip lighting, composite door to the front aspect, double-glazed UPVC frosted windows to the front aspect, Wood balustrade Staircase with glass insets, carpeted stairs to the first floor, radiator, power points, understairs storage housing the consumer unit and the pressurised water/heating system, herringbone-style LVT flooring.

Living Room

Smooth set ceiling, down lights, double-glazed UPVC bay windows to the front aspect, radiator, power points and carpeted flooring.

Kitchen/Dining Room

Smooth set ceiling, smoke alarm, down lights, suspended lights, double-glazed UPVC bi-fold doors to the rear aspect, shaker-style wall and base mounted units with soft-close and Quartz worktops, integrated oven, American-style fridge/freezer, five-point gas hob with overhead extractor fan, Quartz splashback, an island, integrated Lamona dishwasher, integrated Lamona wine fridge, composite sink, a pantry, power points, radiator and herringbone-style LVT flooring.

Utility Room

Smooth set ceiling, down lights, double-glazed UPVC frosted window to the front aspect, boiler, one and a half bowl stainless steel sink with drainer, base mounted units, space for a washing machine and herringbone-style lino flooring.

Bathroom

Smooth set ceiling, down lights, extractor fan, double-glazed UPVC frosted window to the side aspect, feature tiles, enclosed waterfall shower with extra showerhead, toilet, wall-mounted sink with under-storage, wall-mounted stainless steel heated towel rail and herringbone-style lino flooring.

First Floor

Landing

Smooth set ceiling, down lights, smoke alarm, loft access, feature strip lights, power points and carpeted flooring.

Bedroom One

Smooth set ceiling, down lights, double-glazed UPVC window to the rear aspect, radiator, power points and carpeted flooring.

En-Suite

Smooth set ceiling, down lights, extractor fan, feature tiles, panelled bath with extra shower head, his and hers sinks with under-storage, double-enclosed waterfall shower with extra shower head, toilet, wall-mounted stainless steel heated towel rail, wall-mounted mirror with feature light and lino flooring.



Bedroom Two

Smooth set ceiling, down lights, double-glazed UPVC bay window to the front aspect, radiator, power points and carpeted flooring.

Bedroom Three

Smooth set ceiling, down lights, double-glazed UPVC window to the rear aspect, radiator, power points and carpeted flooring.

Bedroom Four

Smooth set ceiling, down lights, double-glazed UPVC window to the front aspect, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, down lights, extractor fan, double-glazed UPVC frosted window to the front aspect, feature tiles, panelled bath with glass shower screen and waterfall shower, extra shower head, toilet, wall-mounted sink with under-storage, wall-mounted mirror with storage, wall-mounted stainless steel heated towel rail and lino flooring.

Outside

Garden

Southerly-facing, partial Indian sandstone patio, partial laid to lawn, surrounding wooden fences, side-gated access and outside lights.

Driveway

Blockpaved driveway for multiple vehicles, feature sleepers, surrounding wooden fences, outside lights and outside tap.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: D - Currently £2,147.75 per annum.

Stamp Duty

First Time Buyer: £22,250
Moving Home: £22,250
Additional Property: £43,100

