



55 Old Farm Road, Oakdale, Poole, Dorset BH15 3LL

£435,000 Freehold

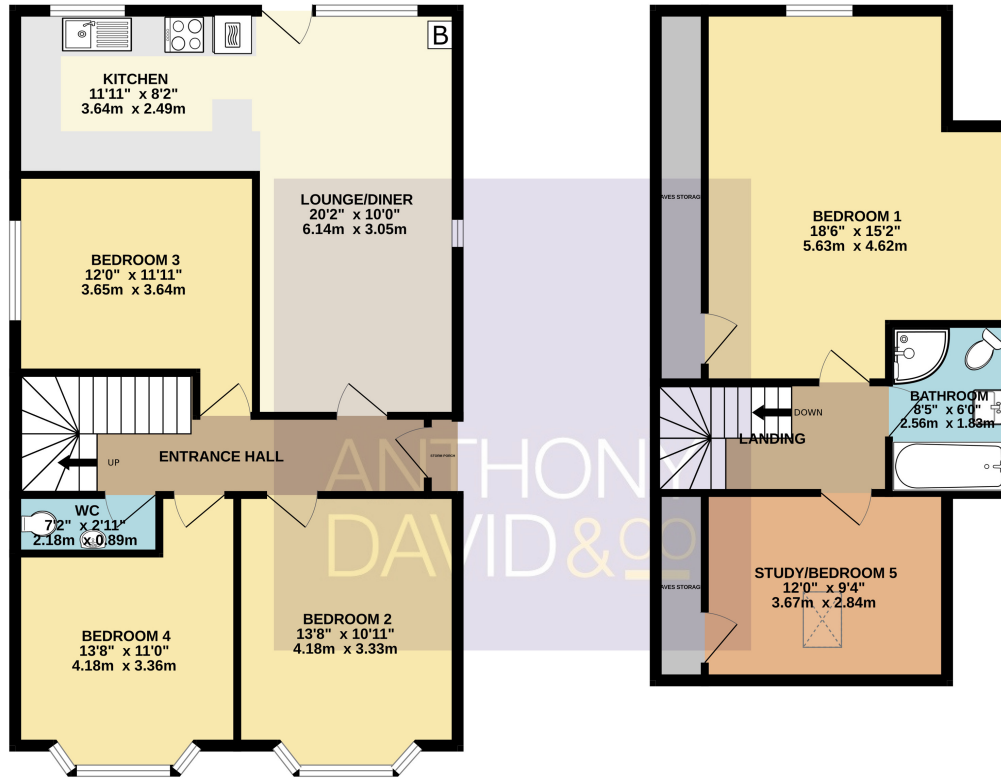
A superb four double bedroom detached chalet conveniently situated in this residential cul-de-sac in the heart of Oakdale within close proximity of local shops, schools, parks and amenities. This ideal family home offers over 1300 sq ft of living space and viewing is a must to appreciate the versatile accommodation on offer, which comprises: 20' lounge/diner, fitted kitchen, three bedrooms and cloakroom to the downstairs and master bedroom, study/bedroom five and four piece bathroom suite to the upstairs. Externally the property boasts an extensive South facing garden with sun patio and lawned area with stepping stones to a detached shed with power and light. To the front the driveway provides off road parking for three cars. Further features of this well presented home include: fitted wardrobes to bedroom two, eaves storage, light, 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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**ANTHONY
DAVID & CO**

GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.

1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1356 sq.ft. (126.0 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/Diner 20' 2" x 10' 0" (6.15m x 3.05m)

Kitchen 11' 11" x 8' 2" (3.63m x 2.49m)

Downstairs Cloakroom 7' 2" x 2' 11" (2.18m x 0.89m)

Bedroom Two 13' 8" x 10' 11" (4.17m x 3.33m)

Bedroom Three 12' 0" x 11' 11" (3.66m x 3.63m)

Bedroom Four 13' 8" x 11' 0" (4.17m x 3.35m)

Landing Doors to

Bedroom One 18' 6" x 15' 2" (5.64m x 4.62m)

Study/Bedroom Five 12' 0" x 9' 4" (3.66m x 2.84m)

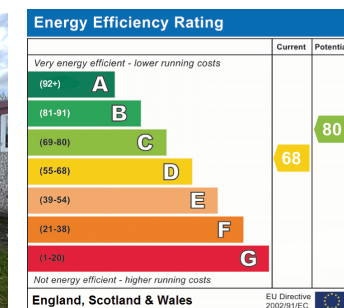
Bathroom 8' 5" x 6' 0" (2.57m x 1.83m)

Detached Shed 15' 9" x 7' 10" (4.81m x 2.38m)

Garden South facing

Driveway Off road parking x 3

Council Tax Band C



Property Misdescriptions Act 1991
Property details contained herein do not form part 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.