



46 Brampton Road, Oakdale, Poole, Dorset BH15 3RF

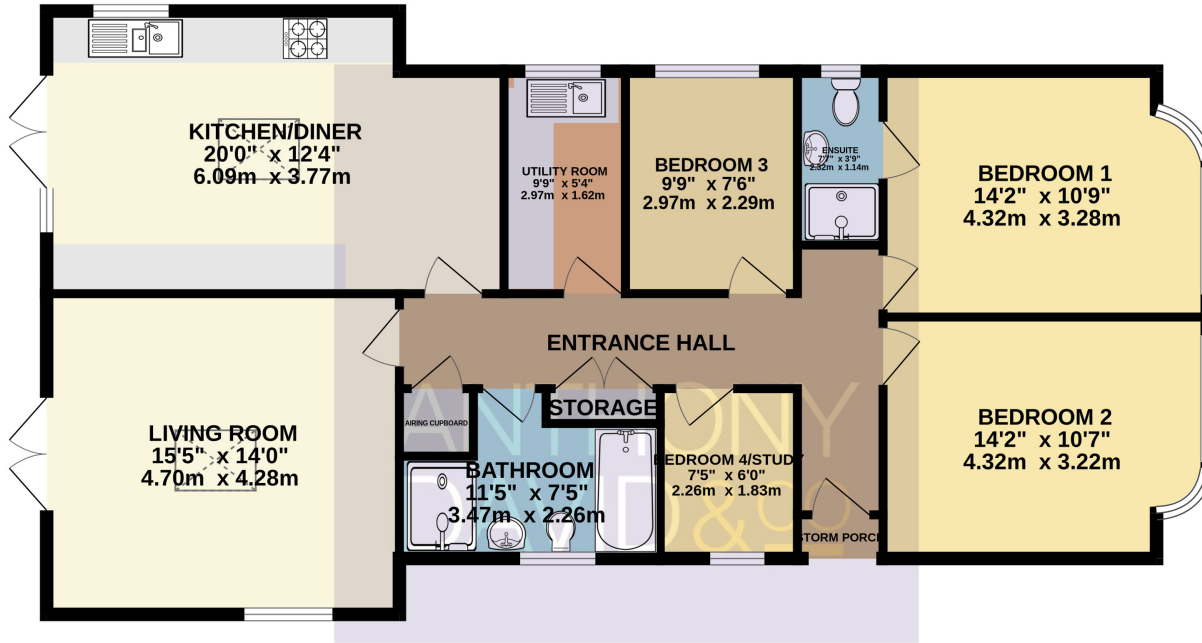
£489,950 Freehold

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A fantastic four bedroom detached bungalow conveniently situated on this popular road in the heart of Oakdale within close proximity of local parks, schools and shops. This sizable property has over 1100 sq ft of living throughout and internal viewing is imperative to appreciate the stylish accommodation on offer, which comprises: Living room, elegant kitchen/diner, modern utility room, en-suite shower to master and a luxury four piece bathroom. Externally the property boasts a well maintained Easterly aspect garden with lawned area and a shingled sun border. To the front the ample driveway provides off road parking. Further features of this splendid home include: 22' entrance hall, skylights to living room and kitchen, storage, water softener, gas central heating and VENDOR SUITED. Nearby Schools - Stanley Green Infants, Lonfleet Primary, Oakdale Juniors, Poole High and St Edwards RC/cOE Secondary.

**ANTHONY
DAVID & CO**

GROUND FLOOR
1148 sq.ft. (106.7 sq.m.) approx.



- Entrance Hall 22' 0" x 11' 10" (6.71m x 3.61m) max
- Living Room 15' 5" x 14' 0" (4.70m x 4.27m)
- Kitchen/Diner 20' 6" x 12' 4" (6.25m x 3.76m)
- Bedroom One 14' 2" x 10' 9" (4.32m x 3.28m)
- En-Suite Shower 7' 7" x 3' 9" (2.31m x 1.14m)
- Bedroom Two 14' 2" x 10' 7" (4.32m x 3.23m)
- Bedroom Three 9' 9" x 7' 6" (2.97m x 2.29m)
- Bedroom Four/Study 7' 5" x 6' 0" (2.26m x 1.83m)
- Bathroom 11' 5" x 7' 5" (3.48m x 2.26m)
- Garden Easterly aspect
- Driveway Ample off road parking
- Council Tax Band C

TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		84	70
		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.