



7 Kingsbere Road, Oakdale, Poole, Dorset BH15 3RB

£389,950 Freehold

A delightful three bedroom detached bungalow situated on this residential road in the heart of Oakdale within walking distance to local shops, parks, doctors surgeries and central bus routes. This characterful home offers a sunny outlook and retains many original features including deep wooden skirting and door jambs, picture rail and recessed ceiling. Viewing is essential to not only appreciate its fantastic location but also the accommodation on offer, which comprises: lounge, fitted kitchen, utility room, conservatory, two double bedrooms, good sized single bedroom/office and wet room. Externally the property boasts a lovely rear paved garden with seated areas dotted around to enable you to enjoy the sun at different times of the day. There are to areas of hard standing for greenhouse eg, plus potential for a garage, outdoor garden room or home office. To the front there is a block paved driveway providing off road parking for two/three cars. Further features include: many original features owned solar panels, engineered oak floors, classic stone fireplace housing three year old duel fuel wood burner, new Karndean flooring to the conservatory, potential to covert loft STPP, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary School.

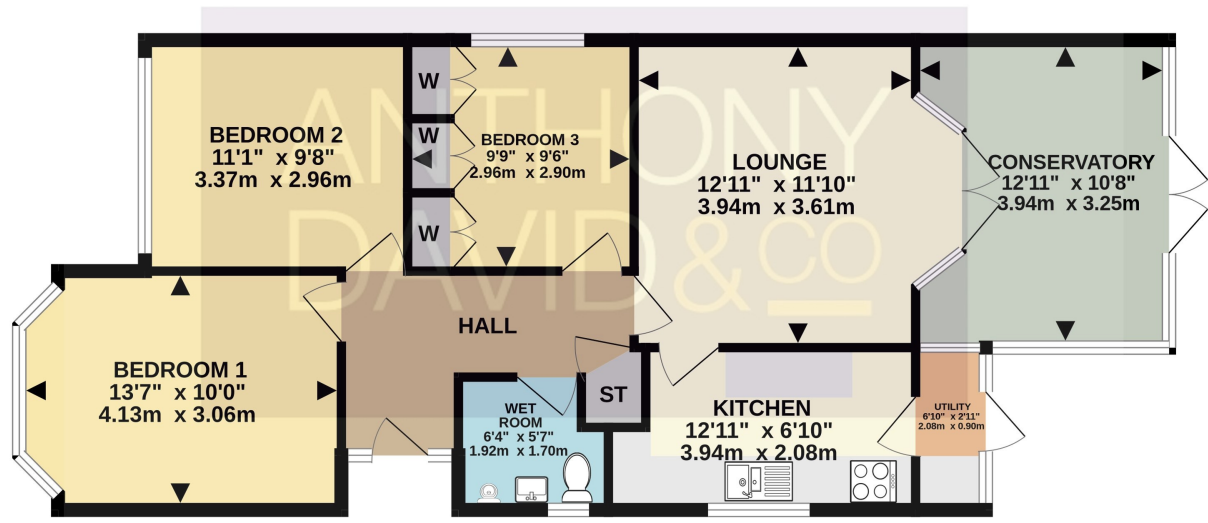
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DAVID & CO**

TOTAL FLOOR AREA : 835 sq.ft. (77.5 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 12' 11" x 11' 10" (3.94m x 3.61m)
- Kitchen 12' 11" x 6' 10" (3.94m x 2.08m)
- Utility Room 6' 10" x 2' 11" (2.08m x 0.89m)
- Conservatory 12' 11" x 10' 8" (3.94m x 3.25m)
- Bedroom One 13' 7" x 10' 0" (4.14m x 3.05m)
- Bedroom Two 11' 1" x 9' 8" (3.38m x 2.95m)
- Bedroom Three 9' 9" x 9' 6" (2.97m x 2.90m)
- Wet Room 6' 4" x 5' 7" (1.93m x 1.70m)
- Driveway Off road parking 2/3 cars
- Council Tax Band 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		74	82
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.