



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

£425,000 Freehold

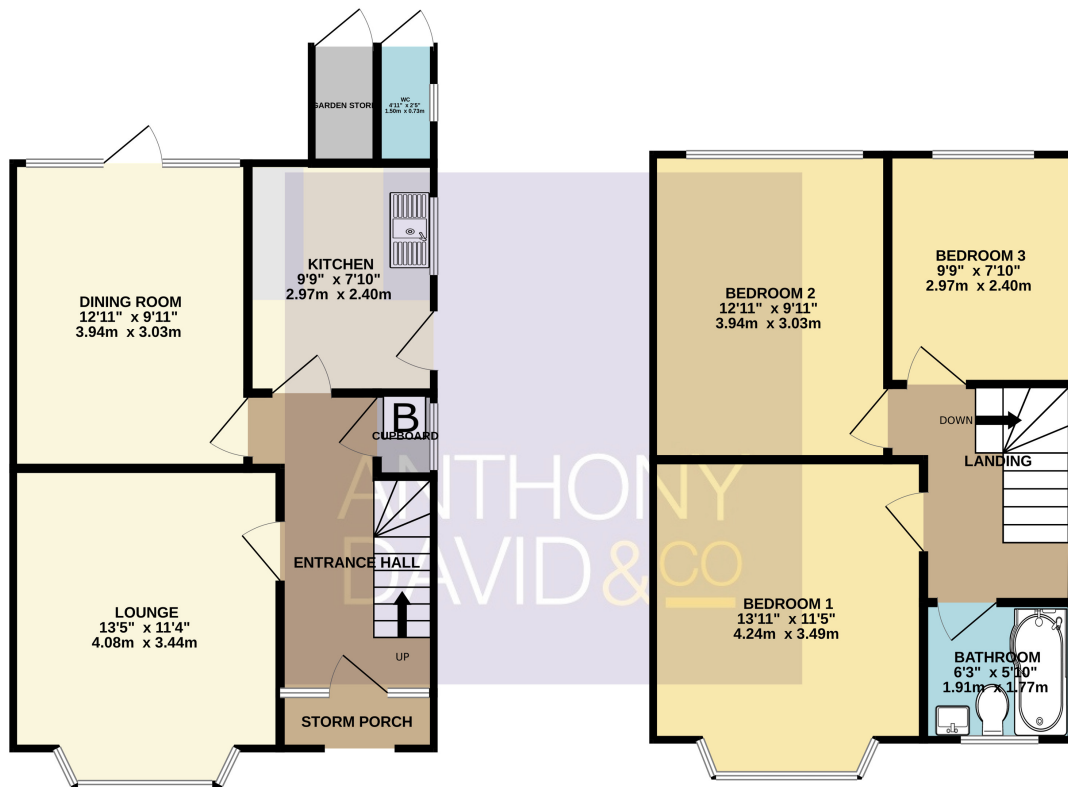
This superb three bedroom detached house is conveniently situated in residential cul-de-sac in the heart of Oakdale within close proximity of local shops, schools, parks and amenities. This neat and tidy property has been well maintained by the current owner and viewing is a must to appreciate not only its quiet location but also the good sized accommodation on offer, which comprises: lounge, kitchen, dining room, two double bedrooms, single bedroom and stylish bathroom. Externally the property boasts a 70' Westerly aspect garden with vast lawned area and sun patio which gives access to separate cloakroom and garden store. To the front there is a brick paved driveway (2020) providing ample off road parking. Further features of this ideal family home include; new boiler (2020, still in warranty), new gutters and soffits (2024), new airbricks around the entire property, new bathroom and bathroom window (2024) and replastered lounge, dining room, bedrooms one and three to name but a few. NB: Planning approved for wrap around 2 storey extension, plans attached. Building regulation drawings and full structural calculation drawings are available on request. CGI walkaround available on request. Planning ref - APP/24/00337/F

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GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



- Entrance Hall 3.86m x 2.39m (12' 8" x 7' 10") max
- Lounge 4.08m x 3.44m (13' 5" x 11' 3")
- Kitchen 2.97m x 2.37m (9' 9" x 7' 9")
- Dining Room 3.92m x 3.03m (12' 10" x 9' 11")
- Landing 2.66m x 2.39m (8' 9" x 7' 10") max
- Bedroom One 4.24m x 3.49m (13' 11" x 11' 5")
- Bedroom Two 3.96m x 3.03m (13' 0" x 9' 11")
- Bedroom Three 2.97m x 2.40m (9' 9" x 7' 10")
- Bathroom 1.91m x 1.77m (6' 3" x 5' 10")
- Garden 21m Westerly aspect
- Driveway Ample off road parking
- Council Tax Band C

TOTAL FLOOR AREA : 928 sq.ft. (86.2 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+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 55                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC | 81        |

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