



35 Preston Road, Oakdale, Poole, Dorset BH15 3EQ

Guide Price £325,000 Freehold

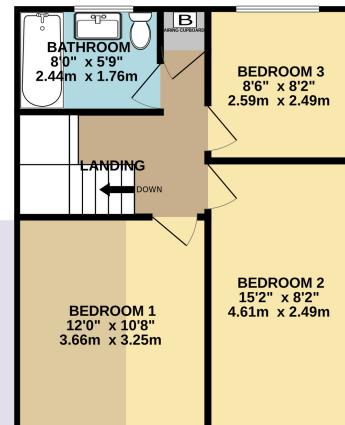
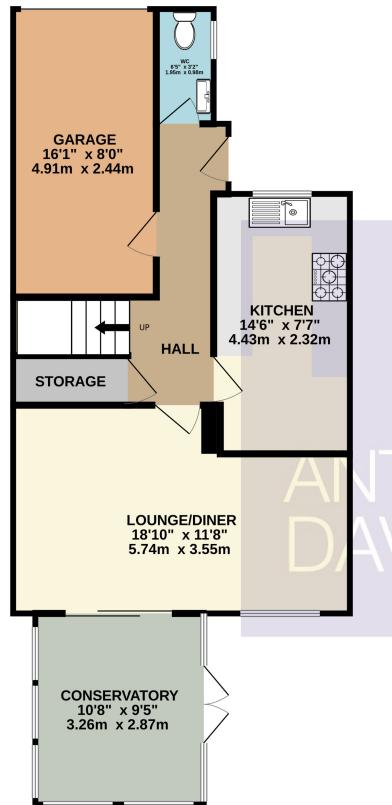
A super three bedroom mid terraced house conveniently situated in this cul-de-sac location in the heart of Oakdale within close proximity of shops, schools, parks and amenities. The property presents an ideal family home and viewing is highly advised to appreciate not only its popular location but also the accommodation on offer, which comprises: 18' lounge/diner, fitted kitchen, conservatory, downstairs cloakroom, two double bedrooms, a nice sized single bedroom and modern family bathroom. Externally the property boasts a South Westerly aspect garden with sun patio, artificial lawned area and raised decking housing a summer house. To the front the driveway provides off road parking which in turn leads to a garage. Further features of the 'absolute gem' of a home include: understairs storage cupboard, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards Rc/CoE Secondary

info@anthonydavid.co.uk
www.anthonydavid.co.uk
01202 677444

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GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 18' 10" x 11' 8" (5.74m x 3.56m)

Kitchen 14' 6" x 7' 7" (4.42m x 2.31m)

Conservatory 10' 8" x 9' 5" (3.25m x 2.87m)

Downstairs Cloakroom 6' 5" x 3' 2" (1.96m x 0.97m)

Landing Doors to

Bedroom One 12' 0" x 10' 8" (3.66m x 3.25m)

Bedroom Two 15' 2" x 8' 2" (4.62m x 2.49m)

Bedroom Three 8' 6" x 8' 2" (2.59m x 2.49m)

Bathroom 8' 0" x 5' 9" (2.44m x 1.75m)

Garage 16' 1" x 8' 0" (4.90m x 2.44m)

Garden South Westerly

Driveway Off road parking

Council Tax Band C

TOTAL FLOOR AREA: 1103 sq.ft. (102.5 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 inaccuracy. The services, fixtures and fittings for this property have not been tested and no guarantee as to their operability or efficiency can be given.
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