



19 Wingfield Avenue, Oakdale, POOLE, Dorset BH15 3DQ

£499,950 Freehold

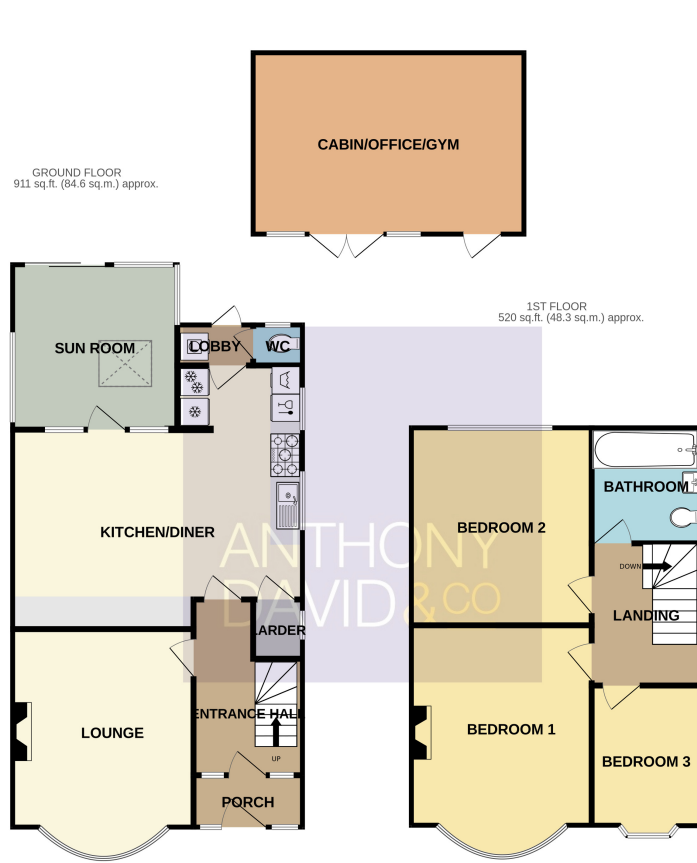
**** VENDOR SUITED ****A exemplary three bedroom detached residence ideally situated in this sought after road in the heart of Oakdale within walking distance of local shops, schools, parks and amenities. This stunning property presents an ideal family home and internal viewing is imperative to not only appreciate its desirable location but also the pristine accommodation on offer, which comprises: lounge with curved bay window, luxurious kitchen/diner, sunroom/playroom, downstairs W.C, two double bedrooms, one single bedroom and a bespoke bathroom/shower room. Externally the property boasts a stunning garden with lawned area, sun patio ideal for sitting out in the summer months and a detached contemporary cabin/office/gym with power, light, WIFI, speakers and air conditioning. To the front the ample stone blocked driveway provides off road parking. Further features of this superb property include; Over 1200 sq ft, feature fireplaces to lounge and bedroom one, integrated appliances to kitchen, larder, fitted shutters, fitted wardrobes to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Stanley green Infants, Longfleet Primary, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

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TOTAL FLOOR AREA: 1431 sq.ft. (132.9 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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- Porch 7' x 3' 2" (2.13m x 0.97m)
- Entrance Hall 13' 3" x 7' (4.04m x 2.13m)
- Lounge 14' 8" x 11' 9" (4.47m x 3.58m) max
- Kitchen area 15' 7" x 7' (4.75m x 2.13m)
- Dining area 13' x 11' 9" (3.96m x 3.58m)
- Sun Room 10' 9" x 10' 1" (3.28m x 3.07m)
- Rear Lobby 4' 11" x 3' (1.50m x 0.91m)
- Downstairs Cloakroom 3' 6" x 2' 5" (1.07m x 0.74m)
- Landing 9' 2" x 7' (2.79m x 2.13m)
- Bedroom One 15' 2" x 11' 10" (4.62m x 3.61m)
- Bedroom Two 13' x 11' 10" (3.96m x 3.61m)
- Bedroom Three 10' 3" x 7' (3.12m x 2.13m) max
- Detached Cabin/Gym/Office 18' 0" x 12' 0" (5.49m x 3.66m)
- Outside Store 12' 0" x 6' 6" (3.66m x 1.98m)
- Garden Enclosed
- Council Tax Band D



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		80	66
EU Directive 2002/91/EC			

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.