

**21 Worgret Road, Poole,
Dorset, BH15 3EN**



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21 Worgret Road, Oakdale, Poole, BH15 3EN

FREEHOLD PRICE £350,000

An attractive 2 bedroom detached bungalow, set in a very private cul-de-sac location, benefitting from a good sized lounge, separate kitchen, lovely sociable 21' conservatory, well maintained rear garden and detached garage with parking. The home has been cherished by the current owners for almost 25 years and has a very pleasant feeling throughout.

- 2 bedroom detached bungalow set in a private cul-de-sac. Both bedrooms with plenty of fitted wardrobes
- Welcoming entrance hall with porch
- Cozy front lounge with gas fire and characterful bay window
- Bathroom with 3 piece suite to include shower over bath, sink with vanity unit for storage and WC
- Separate kitchen to include integrated dishwasher, fan oven, 4 ring gas hob and extractor fan. Also, space for a fridge/freezer
- Wonderful 21' conservatory expanding the rear of the property and leading to the rear garden via French doors
- Front garden with great potential to create a good sized driveway for multiple vehicles
- Detached garage with parking in front
- Gas central heating and double glazing throughout
- Vendor suited locally!

Oakdale is served by local amenities including a Tesco express about half a mile away, St Mary's Primary School and St Edwards Secondary School, both approximately a mile away. Saint George's field is less than 100 yards perfect for walks and Poole Town Centre is just over a mile away with its excellent range of shops and facilities as well as the mainline railway station and bus station. Poole hospital is one mile away.

COUNCIL TAX BAND: C EPC RATING: D

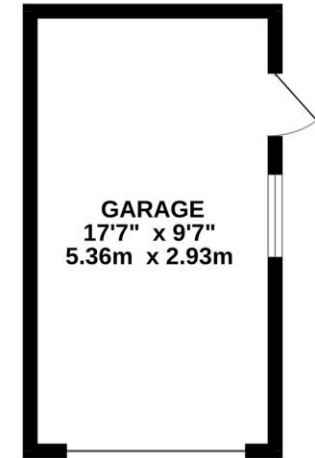
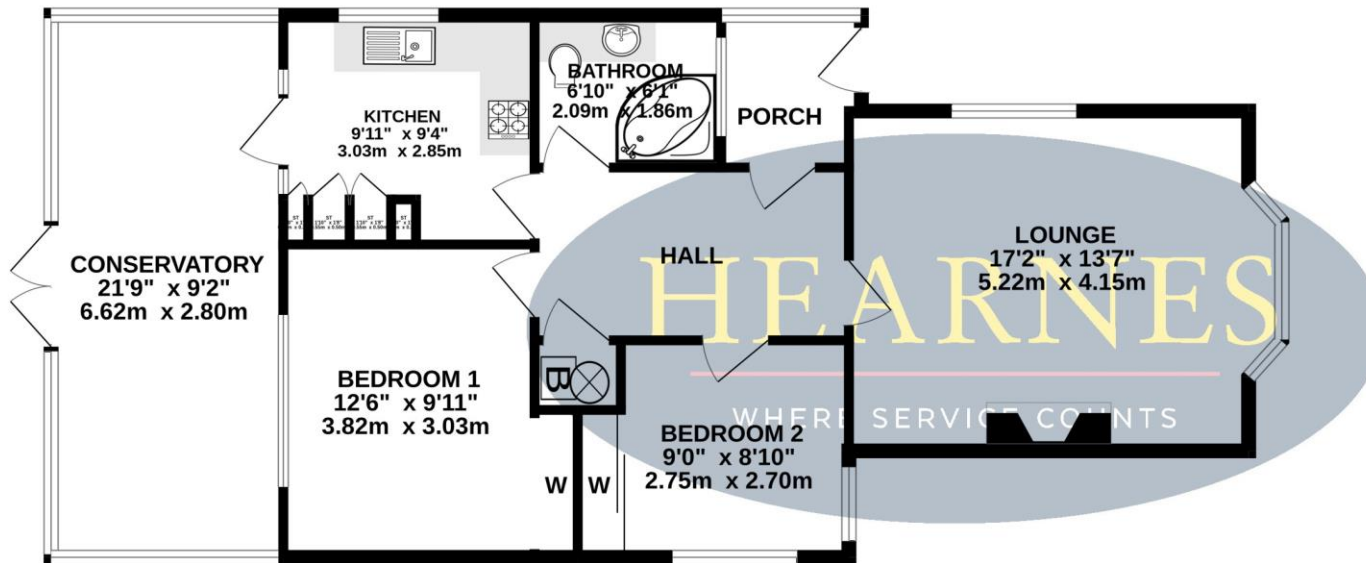
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





903 sq.ft. (83.9 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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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