



8 Hennings Park Road, Oakdale, Poole, Dorset BH15 3QU

Guide Price £650,000 Freehold

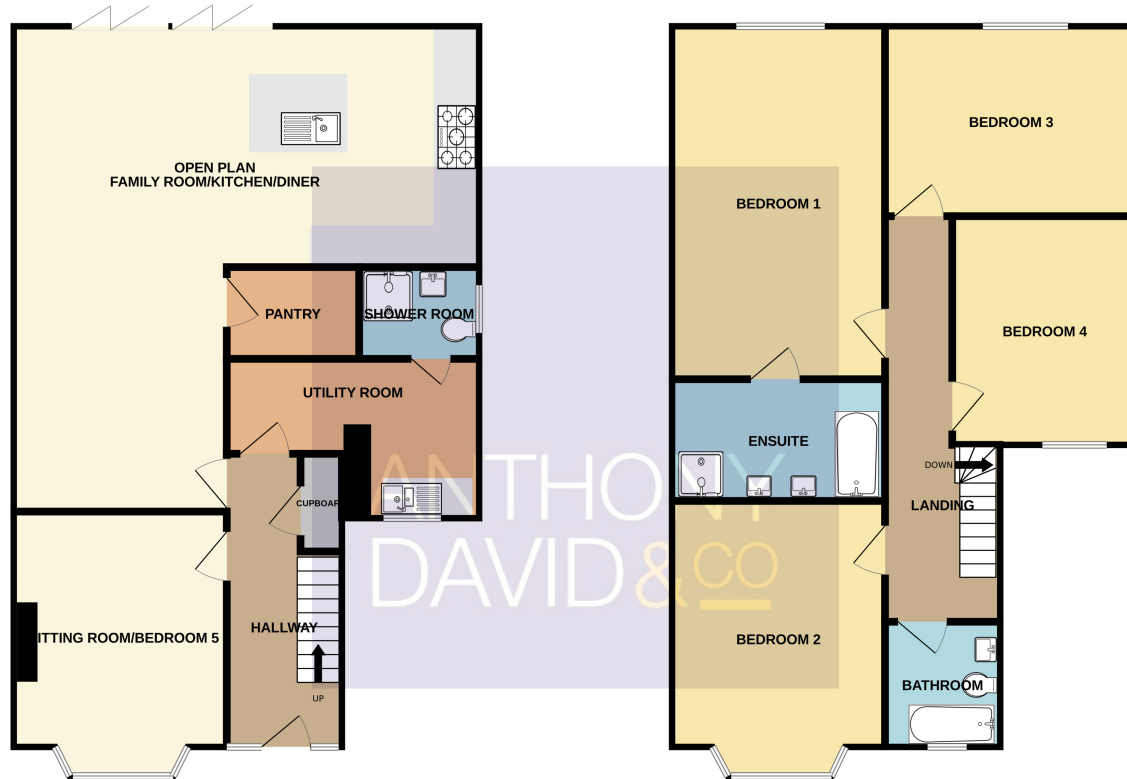
**** NO FORWARD CHAIN **** An exquisite four/five double bedroom detached house ideally situated on one of Oakdale's most premier roads within close proximity to local shops, schools, parks and doctors surgery. This luxurious residence has been extended and remodelled to exacting standards and internal viewing is imperative to not only appreciate its sought after location but also the circa 1600 sq ft of turnkey accommodation on offer, which comprises: bespoke kitchen/diner/family room, sitting room, utility room, downstairs shower room, contemporary 'his and her' four piece en-suite and further stylish bathroom. Externally the property boasts a good sized South facing garden with lawned area and sun patio ideal for al fresco dining in the summer months. To the front the brick paved driveway provides off road parking for numerous vehicles. Further features of this 'show stopping' family home include: new flooring (Herringbone style and carpet), island, Quartz worktops and appliances to kitchen, pantry and bi-fold doors to name but a few. Nearby Schools - Stanley Green Infants, Longfleet Primary, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

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**ANTHONY
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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1609sq.ft. (149.5 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 4.51m x 1.78m (14' 10" x 5' 10")

Sitting Room/Bedroom Five 4.11m x 3.32m (13' 6" x 10' 11") into bay

Open Plan Family Room/Kitchen/Diner 7.54m x 7.24m (24' 9" x 23' 9") max

Pantry 1.81m x 1.43m (5' 11" x 4' 8")

Utility Room 2.48m x 1.57m (8' 2" x 5' 2")

Shower Room 1.85m x 1.43m (6' 1" x 4' 8")

Landing Doors to

Bedroom One 5.47m x 3.30m (17' 11" x 10' 10")

En-Suite Bathroom 3.08m x 1.89m (10' 1" x 6' 2")

Bedroom Two 4.17m x 3.33m (13' 8" x 10' 11") into bay

Bedroom Three 3.83m x 2.95m (12' 7" x 9' 8")

Bedroom Four 3.54m x 2.84m (11' 7" x 9' 4")

Bathroom 1.94m x 1.82m (6' 4" x 6' 0")

Garden South facing

Driveway Ample off road parking

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		73	83
		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.