



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

£334,950 Freehold

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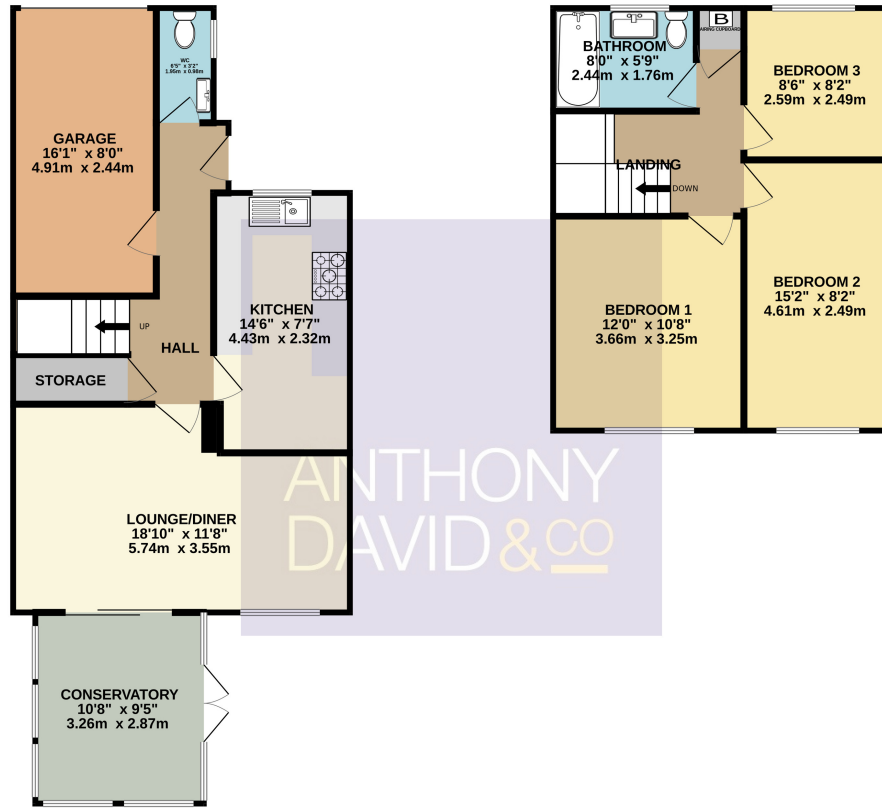
01202 677444

A super three bedroom semi detached 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

**ANTHONY
DAVID & CO**

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

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



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 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 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



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