



22 Harbour Hill Road, Oakdale, POOLE, Dorset BH15 3PZ

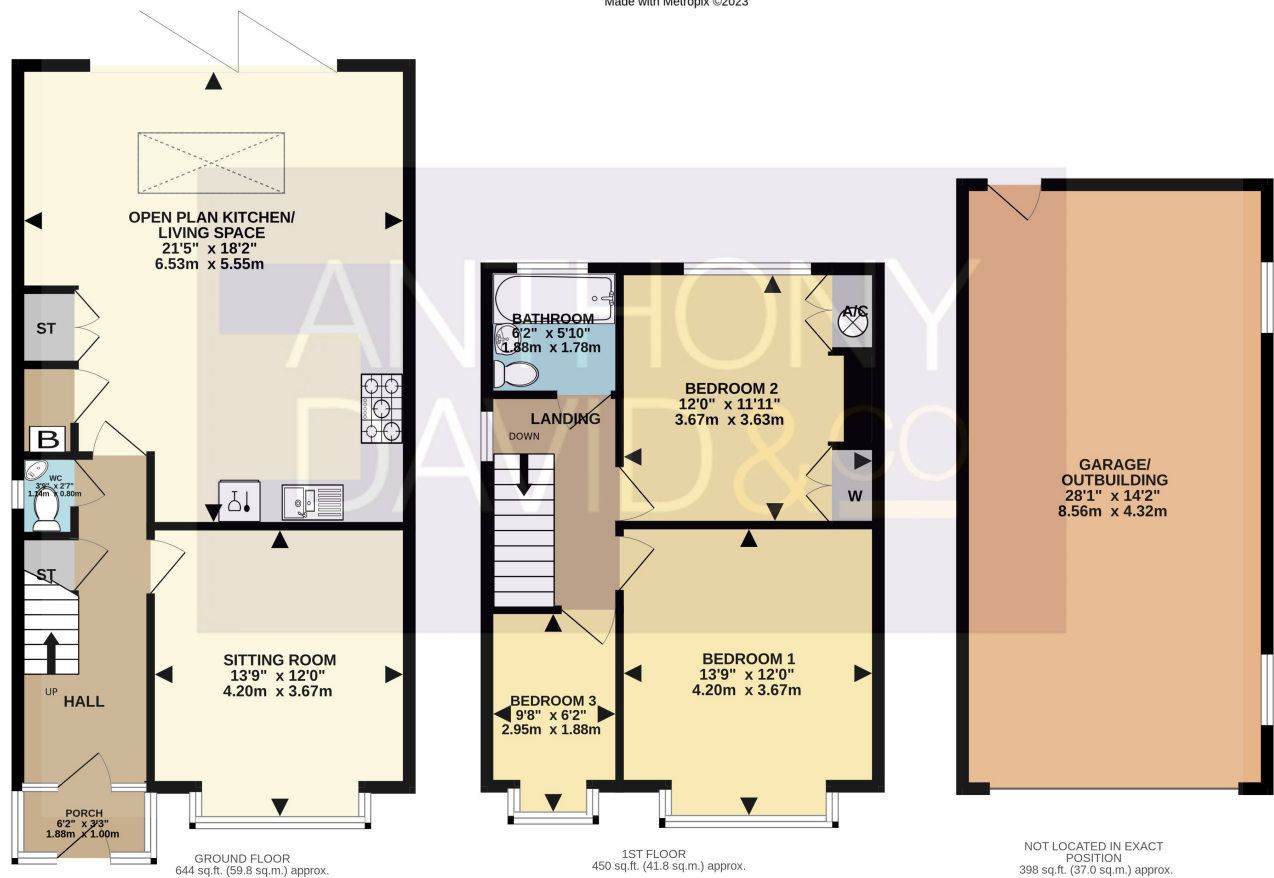
£450,000 Freehold

GUIDE PRICE £450,000-£475,000 A superb three bedroom detached house is ideally situated on one of Oakdale's most premier roads close to local amenities and bus routes. Poole Hospital and Poole Town centre with its array of shopping facilities and transport links are also within close proximity. This ideal family home offers approximately 1200 sq ft of living and internal viewing is imperative to not only appreciate its sought after location but also the accommodation on offer, which comprises: Sitting room, stunning 21' open plan kitchen/diner, downstairs cloakroom and family bathroom. Externally the property boasts a good sized garden with lawned area and large sun patio. To the front the driveway provides ample off road parking with side access to further parking and a 398sqft detached garage/outbuilding. Further features include: sky light to dining area, bi-fold doors with direct garden access, feature fire to sitting room, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infant Academy, St Mary's Catholic Primary, Longfleet Primary, Poole High and St Edwards RC of CoE Secondary.

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

**ANTHONY
DAVID & CO**

TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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
- Sitting Room 13' 9" x 12' 0" (4.19m x 3.66m)
- Open Plan Kitchen/Diner 21' 5" x 18' 2" (6.53m x 5.54m)
- Downstairs Cloakroom 3' 9" x 2' 7" (1.14m x 0.79m)
- Landing Doors to
- Bedroom One 13' 9" x 12' 0" (4.19m x 3.66m)
- Bedroom Two 12' 0" x 11' 11" (3.66m x 3.63m)
- Bedroom Three 9' 8" x 6' 2" (2.95m x 1.88m)
- Bathroom 6' 2" x 5' 10" (1.88m x 1.78m)
- Garage 28' 1" x 14' 2" (8.56m x 4.32m)
- Garden Good sized
- 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		
EU Directive 2002/91/EC		