



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

£450,000 Freehold

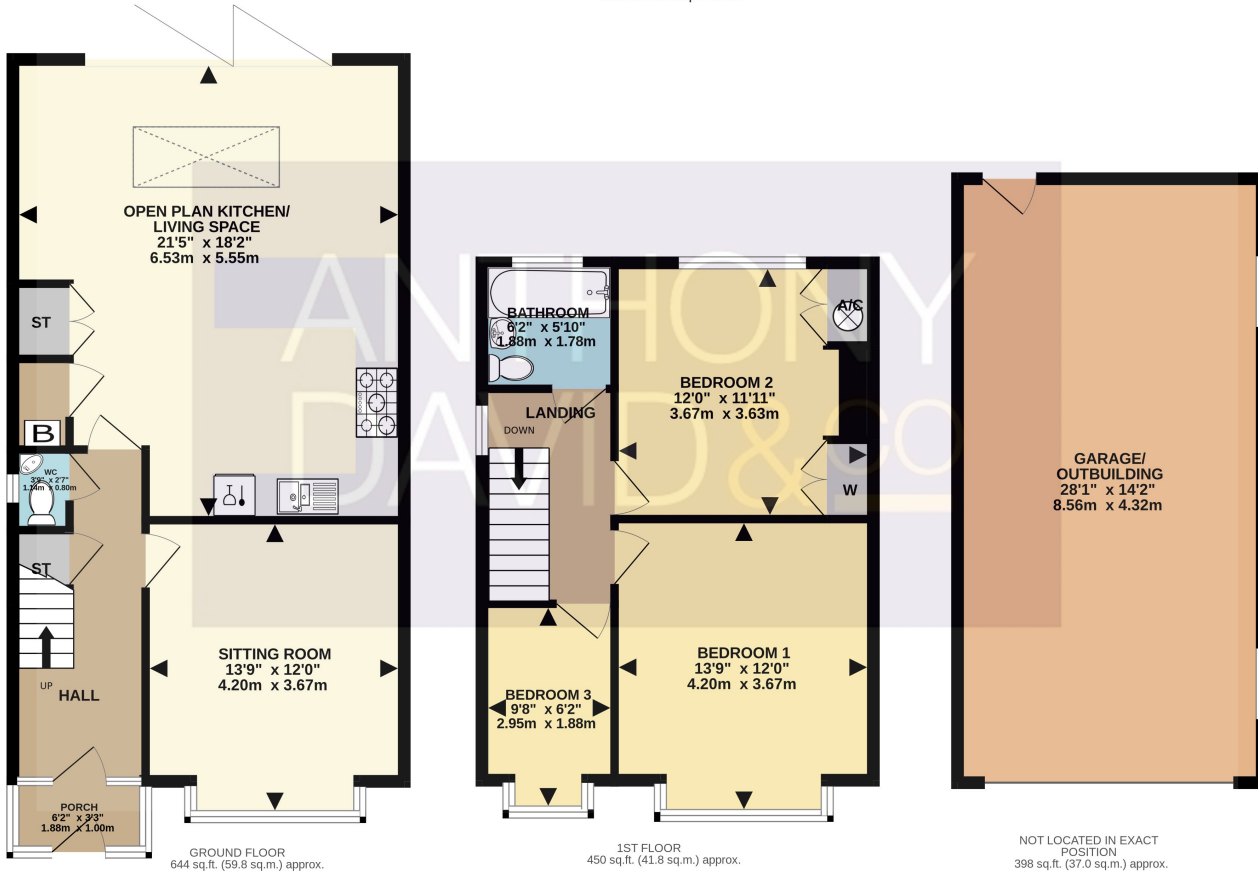
GUIDE PRICE £450,000-£475,000 A superb three bedroom detached house is ideally situated on one of Oakdale's most premier roads close to local amenities and bus routes. Poole Hospital and Poole Town centre with its array of shopping facilities and transport links are also within close proximity. This 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.

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ANTHONY
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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		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.