



HEARNES

WHERE SERVICE COUNTS

**49 Milestone Road, Oakdale, Poole,
Dorset, BH15 3DR**

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FREEHOLD PRICE £435,000

A well presented and dearly loved 3 bedroom, detached home, built in the 1930's and set on an excellent plot with an 82' rear garden and double garage. Located in the popular location of Oakdale, in a quiet road, the home has a good size lounge with bay window and log burner, spacious kitchen/breakfast room, refitted family bathroom and is an ideal family home. Further offering a block paved driveway with parking for 2 cars and gates leading to a driveway to the side. Sitting on a good size plot, the property could easily be extended (subject to planning) outwards, to the side and in the loft. The garden is a real delight and comes to life in the spring with an outside patio area for dining, area of lawn all surrounded by well-established trees and shrubs and a haven for bird lovers!

- Attractive 1930's 3 bedroom detached home set in a popular residential area in Oakdale
- Double garage
- Generous lounge with bay window and log burner
- Dual aspect kitchen/breakfast room that looks onto the garden and fitted in a range of units with work tops over, an integrated hob, oven, microwave, dishwasher, fridge and freezer and space for washing machine, dishwasher
- Refitted fully tiled bathroom with shower over the bath, wc, and wash hand basin with fitted vanity unit
- Very clean and well-presented internally with continual modernisation and improvements carried out over their 20 years of ownership
- Gas central heating and double glazing
- Potential to extend (subject to planning) to the rear, side, and loft
- Block paved driveway with off road parking for up to 2/3 cars
- Within the catchment area of 6 good local schools
- Delightful, 82' x 30 rear garden with mature shrubs and trees. The owners have brought this garden alive and enjoy the array of birds and wildlife. There is an outside patio for outside dining, an area of lawn and vegetable garden to the rear.
- Catio that could be left

Set on a quiet road with similar style detached homes, and just moments from local shops, the property is in an excellent location. Just over a mile to the Town Centre, and having excellent local beauty spots, all within cycling distance. These include, Holes Bay, Upton Country Park, Poole Quay, Baiter and Whitecliff Park. For keen walkers, the property is within walking distance of Poole and via back roads, walking distance to Holes Bay. It is also near local schools, doctors' surgeries, churches and convenience stores.

COUNCIL TAX BAND: D

EPC RATE: D

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





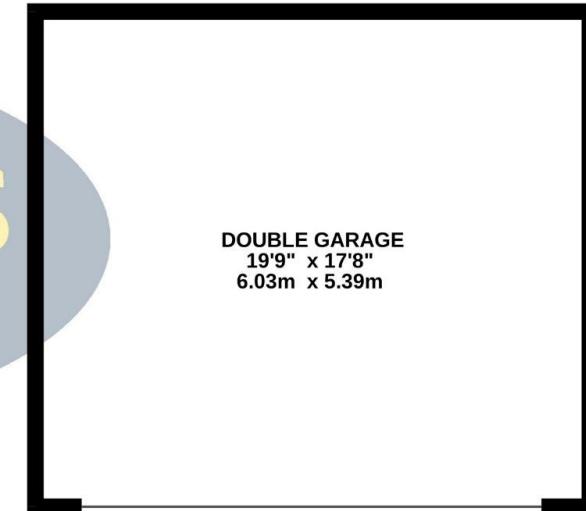
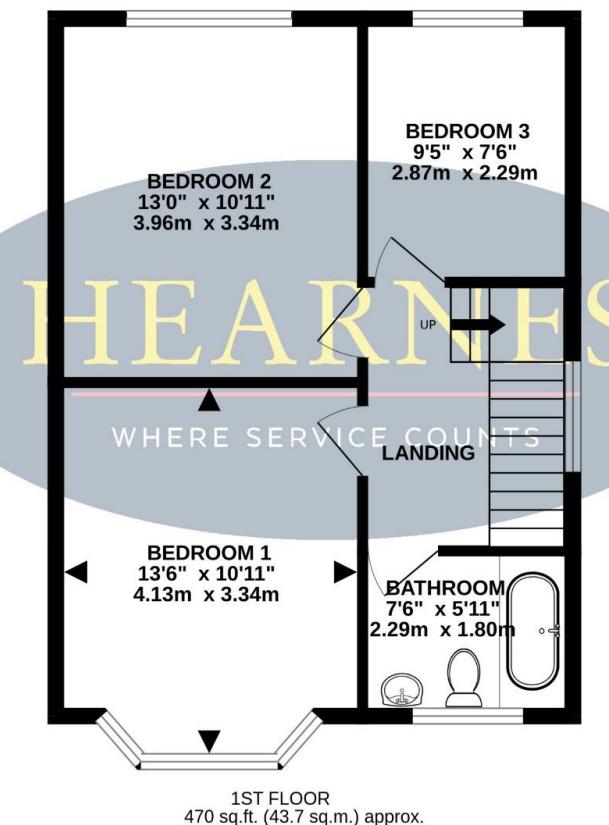
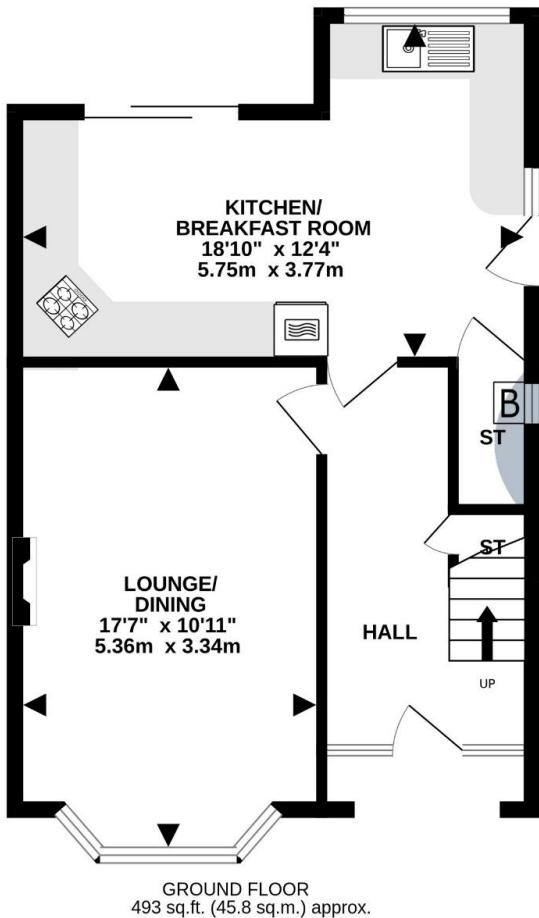


INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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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www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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