



85 Brampton Road, Oakdale, Poole, Dorset BH15 3RF

£415,000 Freehold

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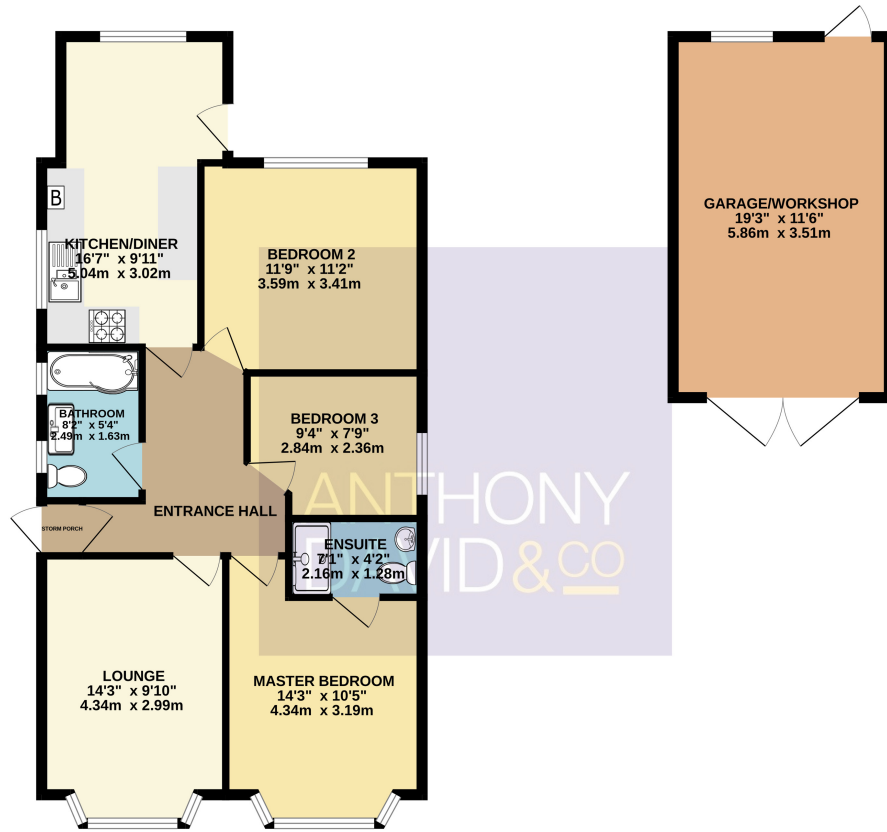
A sublime three bedroom detached bungalow ideally situated on this corner plot in this popular residential cul-de-sac in the heart of Oakdale a short distance from local shops, parks, schools and amenities. This stunning home has been modernised to exacting standards and viewing is imperative to appreciate the stylish accommodation on offer, which comprises: lounge, modern kitchen/diner, two double bedrooms, contemporary en-suite shower room, good sized single bedroom and bespoke bathroom. Externally the property boasts a good sized garden with sun deck and lawned area. To the front the driveway provides off road parking for numerous vehicles which in turn leads to a 19' detached garage/workshop. Further features of this 'must see' home include: UPVC double glazing and gas central heating. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

**ANTHONY  
DAVID & CO**



GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.

GARAGE  
221 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 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 14' 3" x 9' 10" (4.34m x 3.00m)

Kitchen/Diner 16' 7" x 9' 11" (5.05m x 3.02m)

Master Bedroom 14' 3" x 10' 5" (4.34m x 3.17m)

En-Suite Shower 7' 1" x 4' 2" (2.16m x 1.27m)

Bedroom Two 11' 9" x 11' 2" (3.58m x 3.40m)

Bedroom Three 9' 4" x 7' 9" (2.84m x 2.36m)

Bathroom 8' 2" x 5' 4" (2.49m x 1.63m)

Garage/Workshop 19' 3" x 11' 6" (5.87m x 3.51m)

Garden Enclosed

Driveway Off road parking x 4

Council Tax Band C



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 49                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

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.