



19 Brailswood Road, POOLE, Dorset BH15 2JW

£424,950 Freehold

An exemplary three bedroom semi detached house situated on this corner plot on the fringes of Oakdale within close proximity from local shops and amenities, Poole Park, Poole Hospital and Poole Town centre with its array of shopping facilities and central transport links are also close to hand. The blue flag bathing beaches are also a short drive away. This well thought out property has been stylishly decorated by the current owner and internal viewing is imperative to not only appreciate its convenient but quiet location but also the immaculate accommodation on offer, which comprises; lounge, bespoke kitchen/breakfast room, utility room, downstairs cloakroom and modern bathroom. Externally the property boasts a South Westerly aspect garden with patio, lawned area and raised sun deck. To the front the vast driveway provides off road parking for multiple vehicles which in turn leads to a detached compartmentalised garage. Further features of this magnificent family home include; breakfast bar and integrated appliances to the kitchen, underfloor heating to utility, part of the kitchen and porch, water softener, built-in wardrobes, gas central heating and UPVC double glazing. Nearby Schools - Longfleet Primary, St Marys Catholic Primary, Oakdale Juniors and Poole High School.

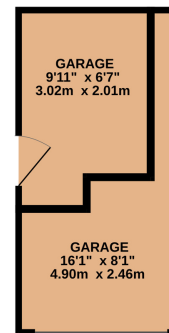
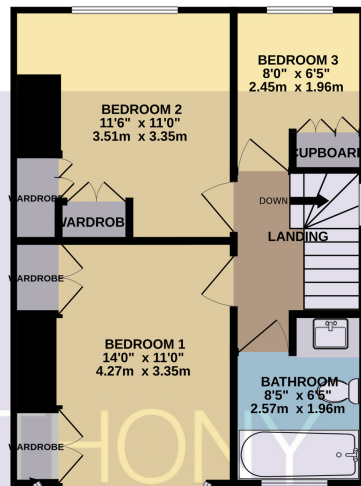
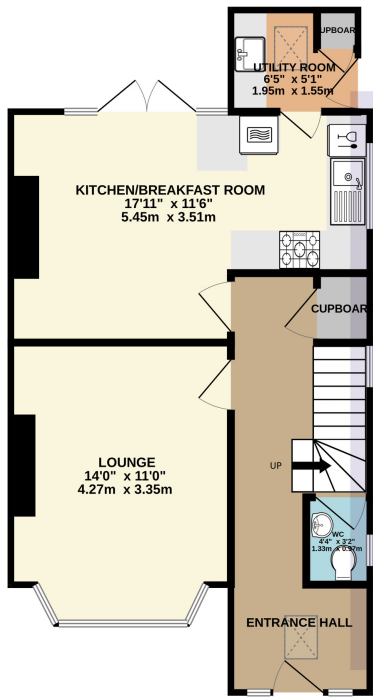
info@anthonydavid.co.uk
www.anthonydavid.co.uk
 01202 677444

**ANTHONY
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GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.

GARAGE
130 sq.ft. (12.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1033 sq.ft. (95.9 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 4.27m x 3.35m (14' 0" x 11' 0") into bay

Kitchen/Breakfast Room 5.45m x 3.51m (17' 11" x 11' 6") max

Utility Room 1.95m x 1.55m (6' 5" x 5' 1")

Downstairs Cloakroom 1.34m x 0.90m (4' 5" x 2' 11")

Landing Doors to

Bedroom One 4.27m x 3.35m (14' 0" x 11' 0") into bay

Bedroom Two 3.51m x 3.35m (11' 6" x 11' 0")

Bedroom Three 2.45m x 1.96m (8' 0" x 6' 5")

Bathroom 2.57m x 1.96m (8' 5" x 6' 5")

First Garage 2.46m x 2.36m (8' 1" x 7' 9")

Second Garage 3.02m x 2.01m (9' 11" x 6' 7")

Garden South Westerly aspect

Driveway Off road parking x 6

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(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	

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.