



27 Vicarage Road, Oakdale, Poole, Dorset BH15 3AX

£449,950 Freehold

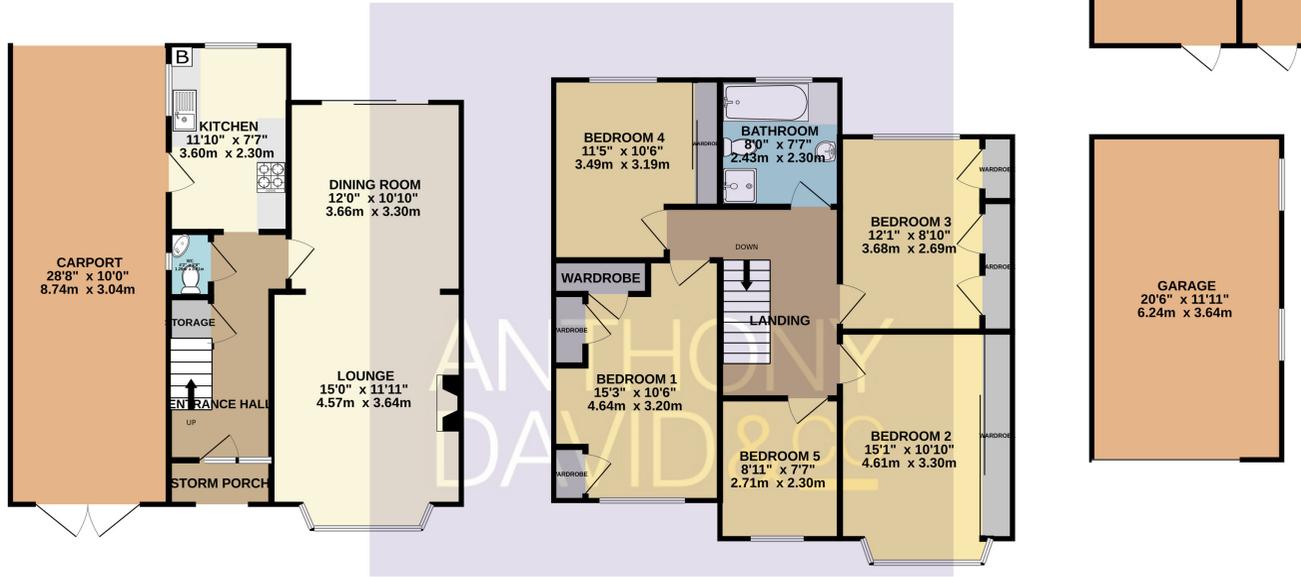
A deceptively spacious five bedroom semi detached house set back from this popular road in the heart of Oakdale a short walk away from schools, parks, shops and amenities. Poole Town centre with its array of shopping facilities and central transport links is just a short drive away. This much loved home offers over 1570 sq ft of living space (including garage) and viewing is imperative to not only appreciate its convenient location but also the accommodation on offer, which comprises: lounge, dining room, modern kitchen, downstairs cloakroom, four double bedrooms, good sized single bedroom and four piece bathroom suite. Externally the property boasts an extensive rear garden with sun patio, vast lawned area housing workshop and outside storage. To the front the ample driveway provides off road parking which in turn leads to a carport and detached garage. Further features of this ideal family home include: wood burner to lounge, new boiler (2024), fitted wardrobes to all double bedrooms, gas central heating and UPVC double glazing. Nearby School - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

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ANTHONY  
DAVID & CO

GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.

1ST FLOOR  
1156 sq.ft. (107.4 sq.m.) approx.



TOTAL FLOOR AREA: 1948 sq.ft. (180.9 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 15' 0" x 11' 11" (4.57m x 3.63m)

Dining Room 12' 0" x 10' 10" (3.66m x 3.30m)

Kitchen 11' 10" x 7' 7" (3.61m x 2.31m)

Downstairs Cloakroom 4' 2" x 2' 8" (1.27m x 0.81m)

Landing Doors to

Bedroom One 15' 3" x 10' 6" (4.65m x 3.20m)

Bedroom Two 15' 1" x 10' 10" (4.60m x 3.30m)

Bedroom Three 12' 1" x 8' 10" (3.68m x 2.69m)

Bedroom Four 11' 5" x 10' 6" (3.48m x 3.20m)

Bedroom Five 8' 11" x 7' 7" (2.72m x 2.31m)

Bathroom 8' 0" x 7' 7" (2.44m x 2.31m)

Garage 20' 6" x 11' 11" (6.25m x 3.63m)

Carport 28' 8" x 10' 0" (8.74m x 3.05m)

Workshop 9' 3" x 9' 1" (2.82m x 2.77m)

Outside Storage 9' 1" x 4' 7" (2.77m x 1.40m)

Garden Extensive

Driveway Ample off road parking

Council Tax Band D



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>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			
		83	65
		EU Directive 2002/91/EC	

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.