



72 Fernside Road, POOLE, Dorset BH15 2JL

GUIDE PRICE £525,000 Freehold

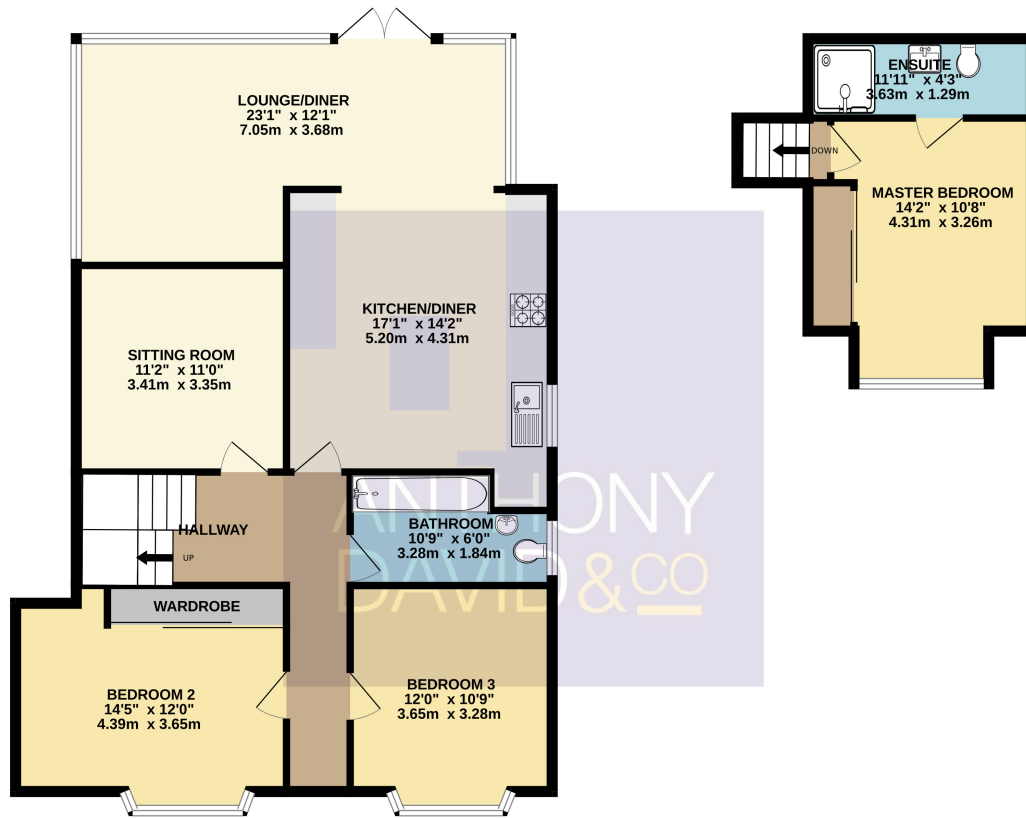
**** GUIDE PRICE £525,000 - £550,000 ****A substantial three double bedroom detached chalet situated on the fringes of Poole and Oakdale a short distance from Poole Hospital and the popular Poole Park with its boating lake, tennis courts, bowling green and eateries. Ashley Cross with it's array of bars and bistros is also close to hand. The property presents an ideal family home and viewing is a must to not only appreciate its super convenient location but also the 1260 sq ft well thought out living space. The accommodation on offer comprises: stunning open plan kitchen/diner/living room, sitting room, downstairs bathroom and en-suite to the master bedroom upstairs. Externally the property boasts a beautifully tended sizable garden with lawned area, sun deck and further seating area. To the front the driveway provides ample off road parking. Further features of 'must see' home include, wood burner, double oven and island to kitchen, fitted wardrobes to bedrooms one and two, hot tub, garden workshop with power and additional storage, gas central heating and UPVC double glazing. Nearby Schools - St Mary's Catholic Primary, Longfleet Primary, Oakdale Juniors, Ocean Academy, St Edwards Rc/CoE secondary and Poole High.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.

1ST FLOOR
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA: 1260 sq.ft. (117.0 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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Entrance Hall Doors to

Lounge/Diner 23' 1" x 12' 1" (7.04m x 3.68m)

Kitchen/Diner 17' 1" x 14' 2" (5.21m x 4.32m)

Sitting Room 11' 2" x 11' 0" (3.40m x 3.35m)

Bedroom Two 14' 5" x 12' 0" (4.39m x 3.66m)

Bedroom Three 12' 0" x 10' 9" (3.66m x 3.28m)

Bathroom 10' 9" x 6' 0" (3.28m x 1.83m)

Landing Door to

Master Bedroom 14' 2" x 10' 8" (4.32m x 3.25m)

En-Suite Shower 11' 11" x 4' 3" (3.63m x 1.30m)

Garden Sizable

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	57	77
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.