



3 Cherita Court, Oakdale, Poole, Dorset BH15 3SW

£439,950 Freehold

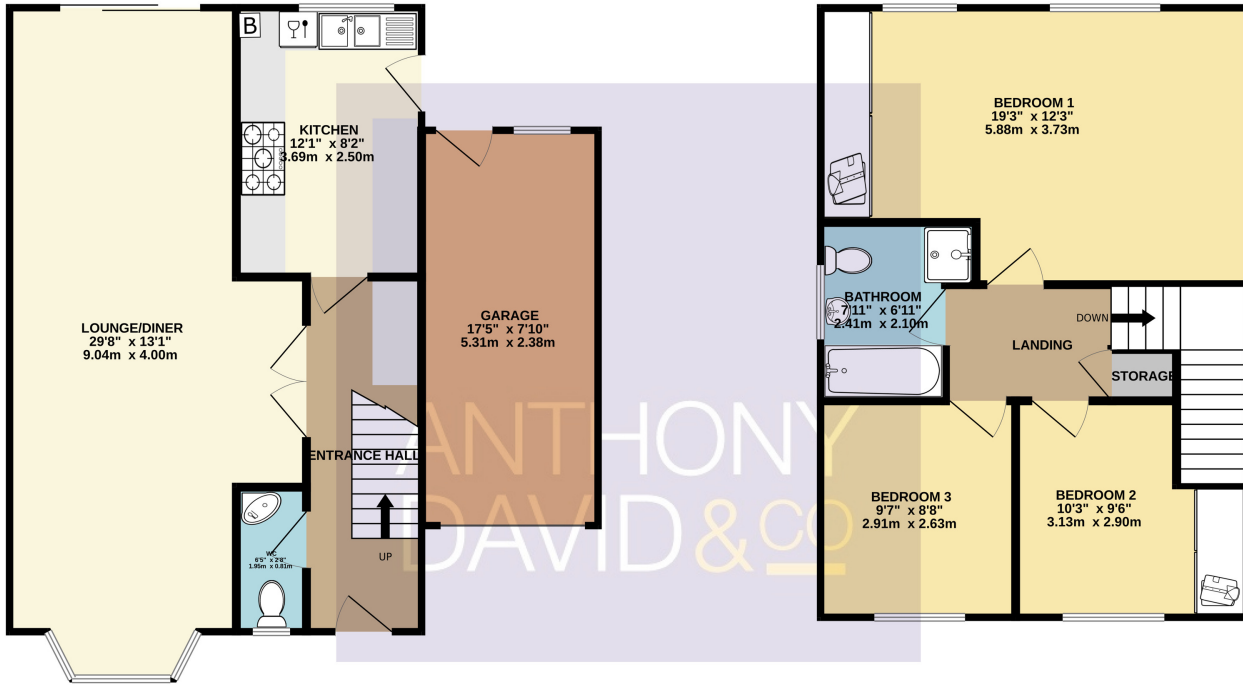
A three double bedroom detached house situated in this elite cul-de-sac in the heart of Oakdale a short distance away from local shops, schools, parks, amenities and central bus routes. This well presented home offers over 1100 sq ft (including garage) and viewing is highly advised to not only appreciate its sought after location but also the accommodation on offer, which comprises 29' lounge/diner, modern kitchen, downstairs cloakroom and four piece bathroom suite. Externally the property boasts a beautifully tendered South facing garden with sun patios and shingled area. To the front the driveway provides off road parking which in turn leads to an attached garage. Further features of this ideal family home include: feature fireplace to lounge/diner, some integrated appliances to kitchen, bespoke under stairs storage area, fitted wardrobes to bedrooms one and two, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary.

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ANTHONY
DAVID & CO

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.

1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



Entrance Hall Doors to
Lounge/Diner 29' 8" x 13' 1" (9.04m x 3.99m)
Kitchen 12' 1" x 8' 2" (3.68m x 2.49m)
Downstairs Cloakroom 6' 5" x 2' 8" (1.96m x 0.81m)
Landing Doors to
Bedroom One 19' 3" x 12' 3" (5.87m x 3.73m)
Bedroom Two 10' 3" x 9' 6" (3.12m x 2.90m)
Bedroom Three 9' 7" x 8' 8" (2.92m x 2.64m)
Bathroom 7' 11" x 6' 11" (2.41m x 2.11m)
Garage 17' 5" x 7' 10" (5.31m x 2.39m)
Garden South facing
Driveway Off road parking
Council Tax Band D

TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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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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		70	83
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part 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.