



24 Vicarage Road, Oakdale, Poole, Dorset BH15 3BA

£475,000 Freehold

A superb three bedroom detached house conveniently situated on this corner plot in the heart of Oakdale within walking distance of local shops, parks, schools and doctors surgeries. This well presented property presents an ideal family home and internal viewing is highly advised to not only appreciate its fantastic location but also the good sized accommodation on offer, which comprises: lounge, newly fitted stunning bespoke kitchen/diner, sitting room, modern downstairs shower room, two double bedrooms, one single bedroom and a contemporary shower room. Externally the property boasts an extensive rear garden with vast lawned area and sun patio. To the front the ample driveway provides off road parking. Further features include: Woodburner to sitting room, feature wall mounted electric fire to lounge, island and sky light to kitchen/diner, storage cupboard, fitted wardrobes, fitted shutters and blinds, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Primary, Poole High School and St Edwards RC/CoE Secondary.

info@anthonydavid.co.uk

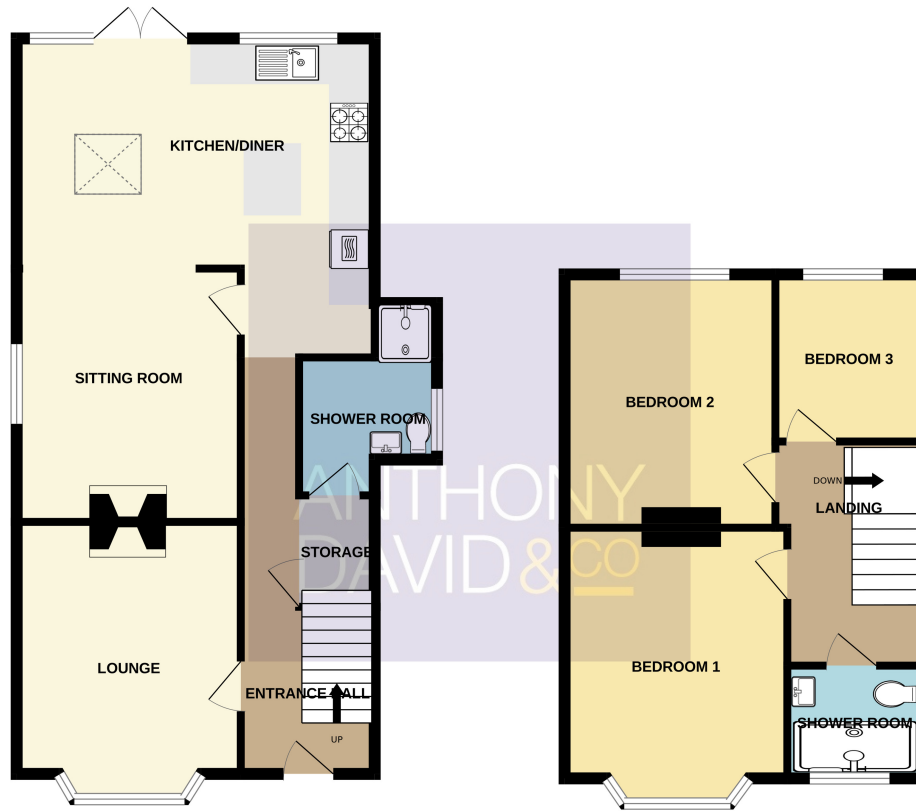
www.anthonydavid.co.uk

01202 677444

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GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



- Entrance Hall 20' 7" x 5' 10" (6.27m x 1.78m) max
- Lounge 13' 7" x 11' (4.14m x 3.35m) max
- Sitting Room 12' 6" x 10' 5" (3.81m x 3.18m)
- Kitchen/Diner 17' 8" x 15' 2" (5.38m x 4.62m)
- Shower Room 6' 9" x 5' 1" (2.06m x 1.55m) max
- Landing Doors to
- Bedroom 1 13' 9" x 11' (4.19m x 3.35m) max
- Bedroom 2 12' x 10' 5" (3.66m x 3.18m)
- Bedroom 3 8' 4" x 6' 5" (2.54m x 1.96m)
- Bathroom 5' 10" x 5' 6" (1.78m x 1.68m)
- Garden Store 11' 5" x 5' 7" (3.48m x 1.70m)
- Garden Enclosed
- Council Tax Band C

TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		84	52
		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.