



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.

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**ANTHONY
DAVID & CO**

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

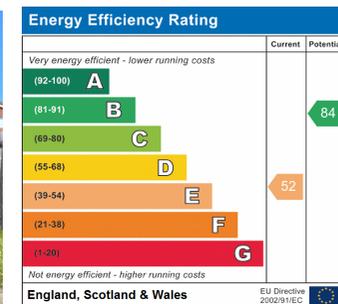
1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



- 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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