



**62 Stanley Green Road, Oakdale, Poole,
Dorset BH15 3AG**

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Freehold Price £365,000

A charming and neatly presented two double bedroom, 2 reception room detached bungalow, positioned on a level plot within a quiet and convenient location. This attractive home offers well-proportioned accommodation throughout, including a generous lounge with bay window and fireplace, a separate dining room that flows through to a modern fitted kitchen, two comfortable double bedrooms and a family bathroom. The rear garden is fully enclosed, westerly facing and offers a large flat lawned area with surrounding shrubs and 2 large outbuildings for storage. Other benefits include gas central heating and double glazing throughout, large driveway for 2 vehicles which could be opened for further parking and is being offered with no forward chain.

- A charming 2 double bedroom detached bungalow
- Generous lounge with pleasant bay window and fireplace
- Dining room which leads to a modern kitchen with navy shaker style units with worktops above. Integral appliances to include an electric fan oven, electric hob with extractor above, microwave and space for a washing machine and dishwasher
- Family bathroom to include shower over bath, wash hand basin and wc
- 80' westerly facing rear garden on a level plot, offering a large lawn and 2 outbuildings
- Off road parking for 2 vehicles, but driveway could be extended into front garden
- Gas central heating and double glazing throughout
- Sold vacant with no forward chain

Set on a quiet road just moments from local shops, the property is in an excellent location. Just over a mile to the Town Centre, and having excellent local beauty spots, all within cycling distance. These include, Holes Bay, Upton Country Park, Poole Quay, Baiter and Whitecliff Park. For keen walkers, the property is within walking distance of Poole and via back roads, walking distance to Holes Bay. It is also near local schools, doctors' surgeries, churches and convenience stores.

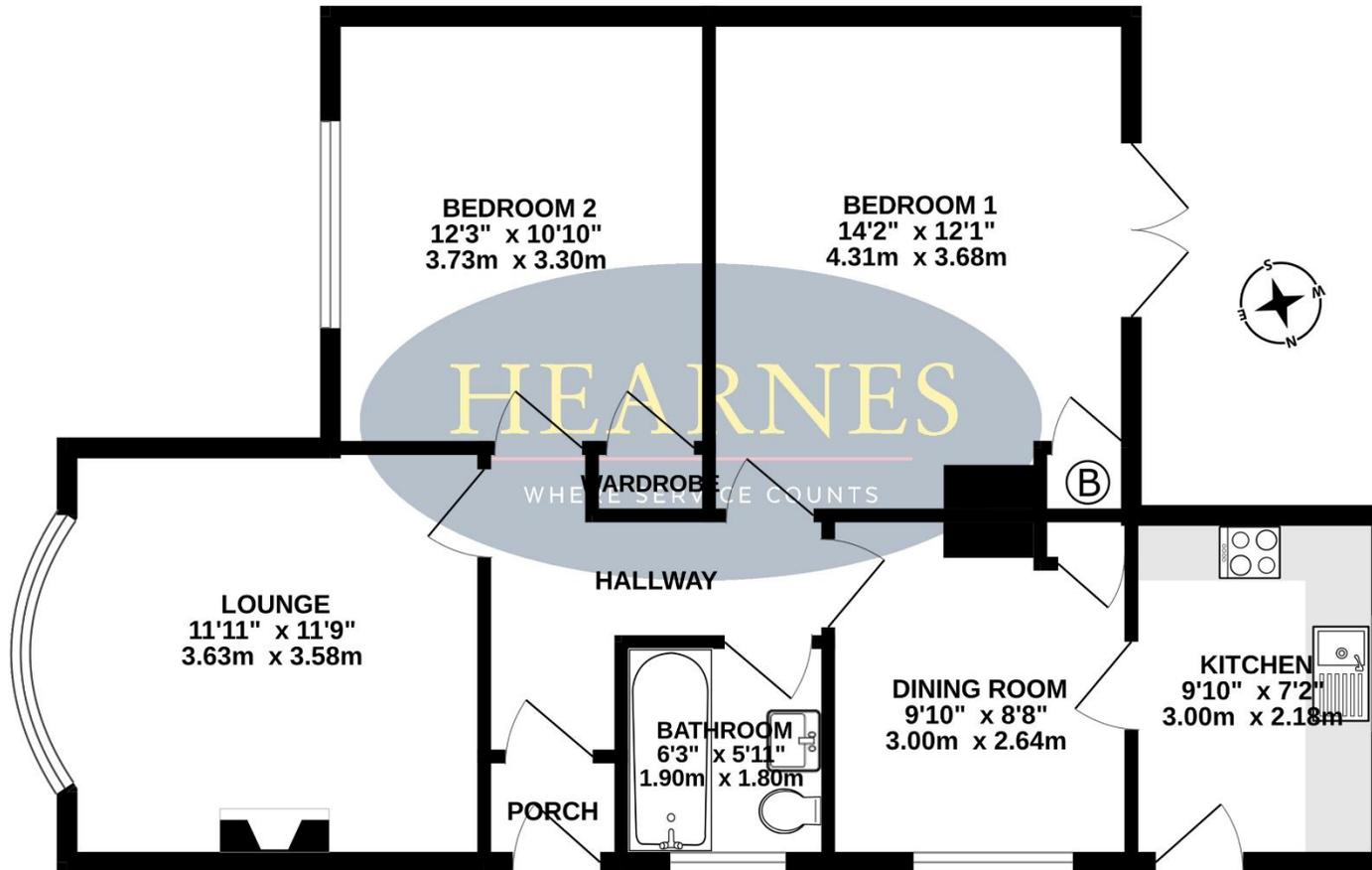
COUNCIL TAX BAND: C

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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