



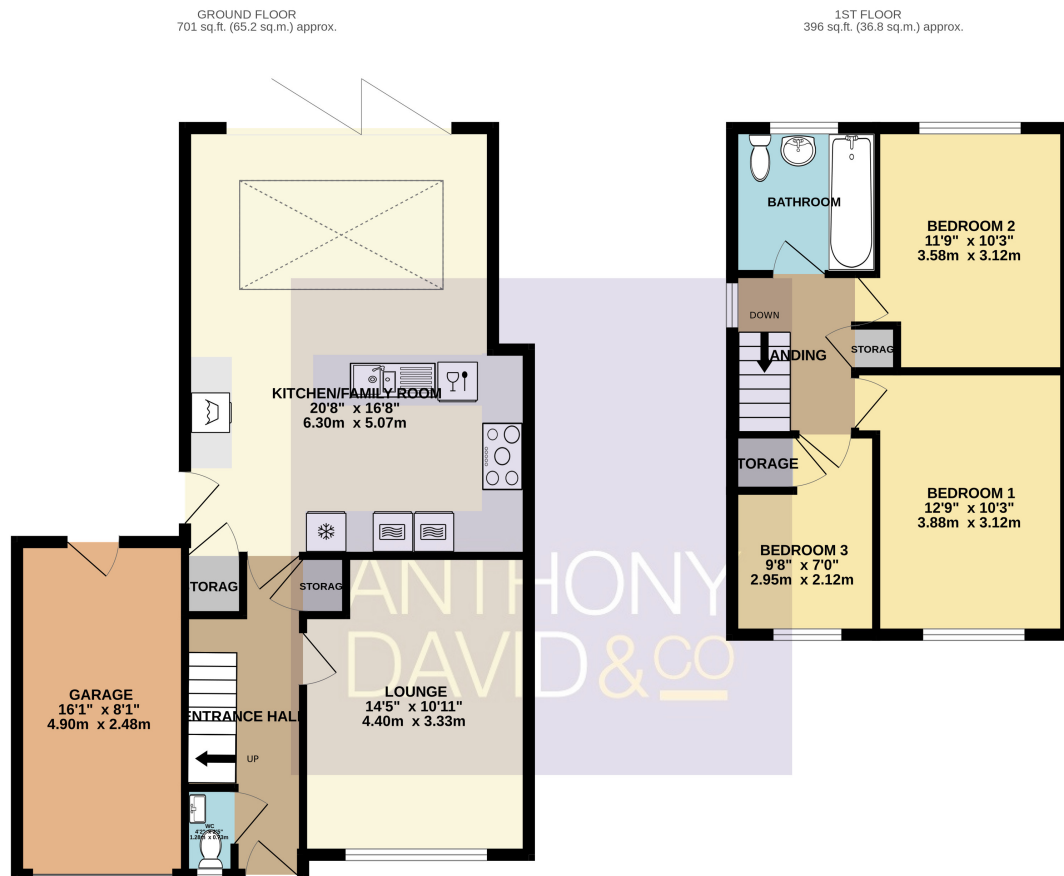
42 Preston Road, Oakdale, Poole, Dorset BH15 3BL

Guide Price £375,000 Freehold

GUIDE PRICE - £375,000 -£385,000 An immaculate three bedroom extended semi-detached house conveniently situated in this popular residential road in Oakdale within close proximity of shops, schools, parks and amenities. The property presents an ideal family home and viewing is highly advised to not only appreciate its superb location but also the 1100 (circa) sq ft of accommodation on offer, which comprises: lounge, stunning kitchen/family room, downstairs cloakroom, two double bedrooms, good sized single bedroom and bathroom. Externally the property boasts a well tended garden with sun patio and lawned area. To the front the driveway provides off road parking which in turn leads to an integral garage. Further features include: feature wall mounted fire to lounge, integrated appliances including 'hide and slide' oven, lantern style sky light with leds, gas central heating, storage cupboards and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards Rc/CoE Secondary

info@anthonydavid.co.uk
www.anthonydavid.co.uk
 01202 677444

**ANTHONY
DAVID & CO**



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 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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Entrance Hall Doors to

Lounge 14' 5" x 10' 11" (4.39m x 3.33m)

Kitchen/Family Room 20' 8" x 16' 8" (6.30m x 5.08m)

Downstairs Cloakroom 4' 2" x 2' 5" (1.27m x 0.74m)

Landing Doors to

Bedroom One 12' 9" x 10' 3" (3.89m x 3.12m)

Bedroom Two 11' 9" x 10' 3" (3.58m x 3.12m)

Bedroom Three 9' 8" x 7' 0" (2.95m x 2.13m)

Bathroom

Garage 16' 1" x 8' 1" (4.90m x 2.46m)

Garden Enclosed

Driveway Off road parking

Council Tax Band C



Property details contained herein do not form part of 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.