



10 Hythe Road, Oakdale, POOLE, Dorset BH15 3NN

£350,000 Freehold

A superb two double bedroom detached bungalow occupying a corner plot in this quiet residential road in Oakdale close to local schools, parks and amenities. This beautifully presented home offers good sized living throughout and internal viewing is imperative to appreciate the stylish accommodation on offer, which comprises; lounge/diner, stunning kitchen and modern bathroom. Externally the property boasts a well maintained secluded garden with artificial lawned area, sun patio, outside lighting and summer house. To the front there is off road parking for two cars. Further features of this must see home include: Wood burner to lounge, fully integrated appliances, quartz worktops, Amtico flooring and breakfast bar to kitchen, new boiler (2020), fitted blinds, wardrobes to both bedrooms, Karndean flooring to lounge, hall and bathroom, UPVC double glazing and gas central heating. Potential to extend (STPP). Nearby Schools - Canford Heath Infants and Juniors, Stanley Green Infants, Oakdale Juniors and St Edwards RC/CoE Secondary is a short walk away.

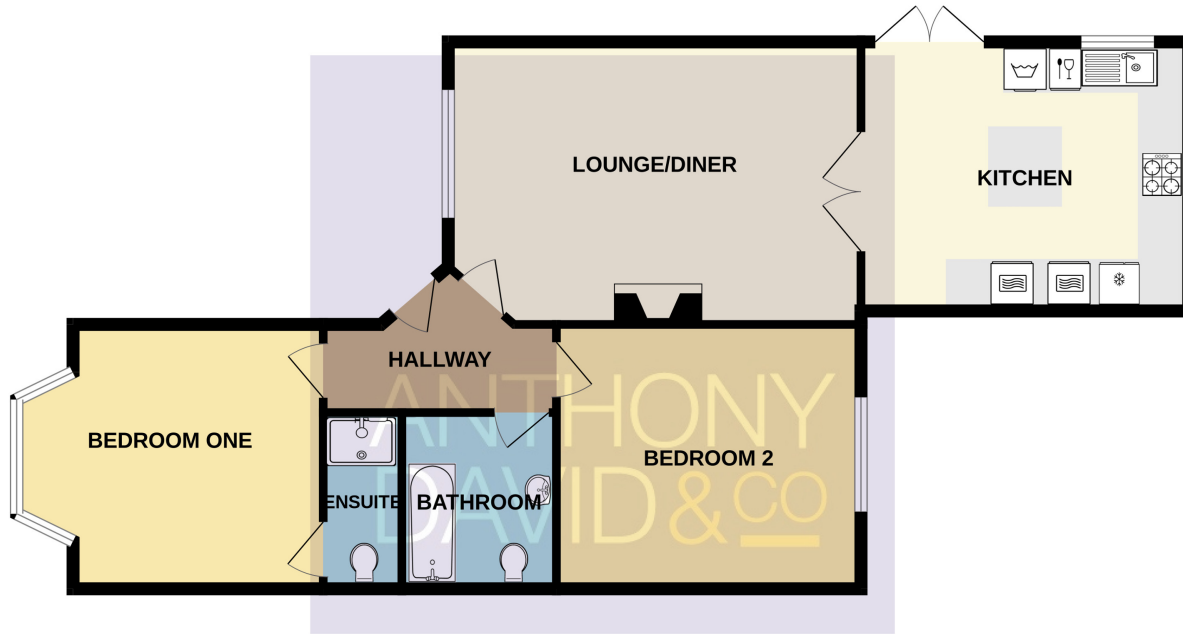
info@anthonydavid.co.uk

www.anthonydavid.co.uk

01202 677444

**ANTHONY
DAVID & CO**

GROUND FLOOR
866 sq.ft. (80.4 sq.m.) approx.



- Entrance Hall 5.26m x 2.68m (17' 3" x 8' 10")
- Lounge/Diner 5.71m x 3.47m (18' 9" x 11' 5")
- Kitchen 4.52m x 3.73m (14' 10" x 12' 3")
- Bedroom One 3.73m x 3.35m (12' 3" x 11' 0")
- En-Suite Shower 2.31m x 1.09m (7' 7" x 3' 7")
- Bedroom Two 4.22m x 3.53m (13' 10" x 11' 7")
- Bathroom 2.31m x 1.83m (7' 7" x 6' 0")
- Garden Secluded
- Driveway Off road parking x 2
- Council Tax Band C

TOTAL FLOOR AREA : 866 sq.ft. (80.4 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		82
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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