



46 Brampton Road, Oakdale, Poole, Dorset BH15 3RF

£465,000 Freehold

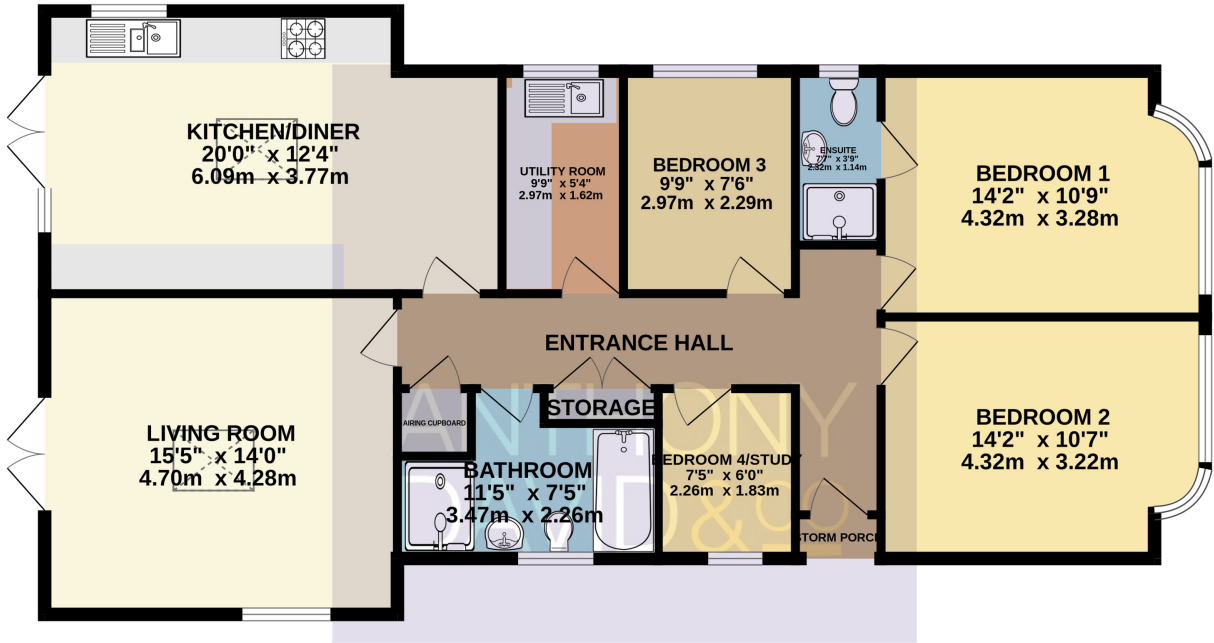
A fantastic four bedroom detached bungalow conveniently situated on this popular road in the heart of Oakdale within close proximity of local parks, schools and shops. This sizable property has over 1100 sq ft of living throughout and internal viewing is imperative to appreciate the stylish accommodation on offer, which comprises: Living room, elegant kitchen/diner, modern utility room, en-suite shower to master and a luxury four piece bathroom. Externally the property boasts a well maintained Easterly aspect garden with lawned area and a shingled sun border. To the front the ample driveway provides off road parking. Further features of this splendid home include: 22' entrance hall, skylights to living room and kitchen, storage, water softener, gas central heating and VENDOR SUITED. Nearby Schools - Stanley Green Infants, Londelet Primary, Oakdale Juniors, Poole High and St Edwards RC/cOE Secondary.

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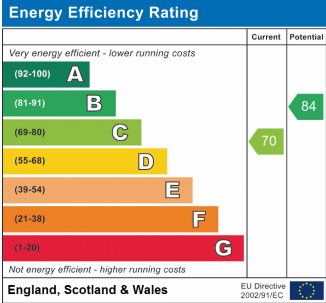


GROUND FLOOR  
1148 sq.ft. (106.7 sq.m.) approx.



- Entrance Hall 22' 0" x 11' 10" (6.71m x 3.61m) max
- Living Room 15' 5" x 14' 0" (4.70m x 4.27m)
- Kitchen/Diner 20' 6" x 12' 4" (6.25m x 3.76m)
- Bedroom One 14' 2" x 10' 9" (4.32m x 3.28m)
- En-Suite Shower 7' 7" x 3' 9" (2.31m x 1.14m)
- Bedroom Two 14' 2" x 10' 7" (4.32m x 3.23m)
- Bedroom Three 9' 9" x 7' 6" (2.97m x 2.29m)
- Bedroom Four/Study 7' 5" x 6' 0" (2.26m x 1.83m)
- Bathroom 11' 5" x 7' 5" (3.48m x 2.26m)
- Garden Easterly aspect
- Driveway Ample off road parking
- Council Tax Band C

TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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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