



8 Haymoor Road, Oakdale, POOLE, Dorset BH15 3NP

Guide Price £325,000 Freehold

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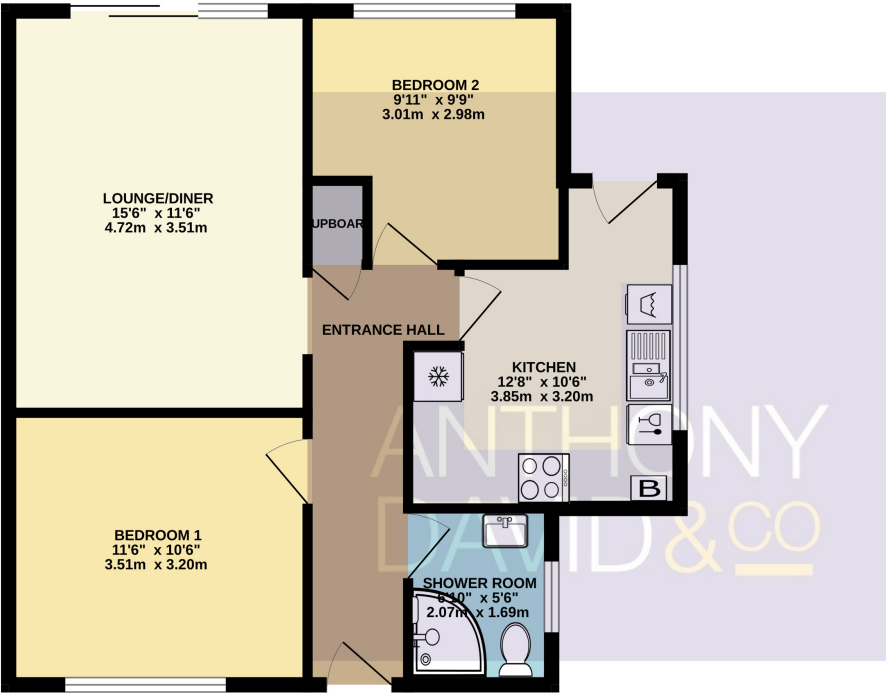
01202 677444

**\*\* GUIDE PRICE £325,000 - £335,000 \*\*** A stunning two double bedroom detached bungalow situated in this cul-de-sac location in Oakdale close to local schools, parks, bus routes and amenities. This ideal starter home is immaculately presented throughout and viewing is imperative to appreciate the stylish and well thought out accommodation on offer, which comprises: 15' lounge/diner with direct garden access, contemporary kitchen and luxury shower room. Externally the property boasts a beautifully tendered South facing garden with lawn, large sun patio and shingled barbecue area. To the front the driveway provides off road parking which in turn leads to a 20' detached garage. Further features of this 'little gem' include; integrated appliances to kitchen, storage cupboard, gas central heating and UPVC double glazing. Nearby schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE is just a short stroll away.

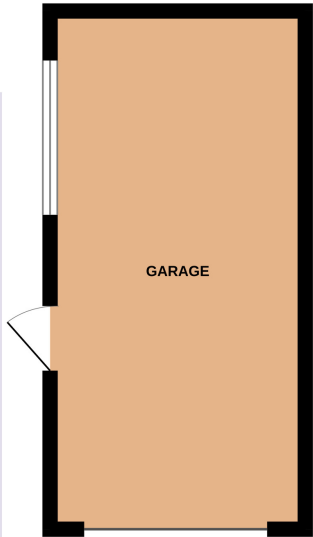
**ANTHONY  
DAVID & CO**



GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR  
197 sq.ft. (18.3 sq.m.) approx.



- Entrance Hall Doors to
- Lounge/Diner 15' 6" x 11' 6" (4.72m x 3.51m)
- Kitchen 12' 8" x 10' 6" (3.86m x 3.20m)
- Bedroom One 11' 6" x 10' 6" (3.51m x 3.20m)
- Bedroom Two 9' 11" x 9' 9" (3.02m x 2.97m)
- Shower Room 6' 10" x 5' 6" (2.08m x 1.68m)
- Garage 20' 0" x 9' 10" (6.10m x 3.00m)
- Garden South facing
- Driveway Off road parking
- Council Tax Band C

TOTAL FLOOR AREA : 807 sq.ft. (75.0 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+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	