

34 Foxholes Road,, Oakdale, Poole, Dorset BH15 3NA

£449,950 Freehold

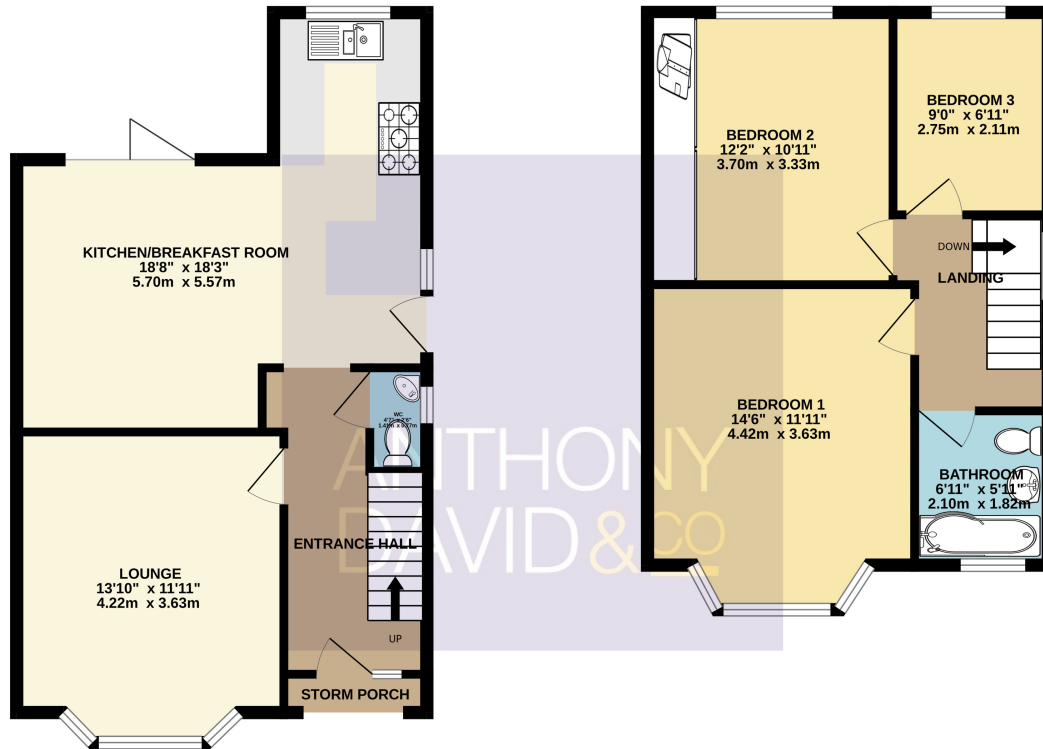
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A well presented detached house situated on this residential road in Oakdale close to local schools, parks, bus routes and amenities. The property presents an ideal family home and internal viewing is highly recommended to appreciate the accommodation on offer, which comprises: lounge, 18' kitchen/breakfast room with direct garden access, downstairs cloakroom, two double bedrooms, a nice sized single and family bathroom. Externally the property boasts a fantastic extensive garden with large sun patio which leads to the vast lawned area. To the front the driveway provides off road parking. Further features of this well thought out property include: 'Range' cooker in the kitchen, new roof (2018), fitted wardrobes to bedroom two, gas central heating with new boiler (2018) 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
503 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.9 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 13' 10" x 11' 11" (4.22m x 3.63m)

Kitchen/Breakfast Room 18' 8" x 18' 3" (5.69m x 5.56m)

Downstairs Cloakroom 4' 7" x 2' 6" (1.40m x 0.76m)

Landing Doors to

Bedroom One 14' 6" x 11' 11" (4.42m x 3.63m)

Bedroom Two 12' 2" x 10' 11" (3.71m x 3.33m)

Bedroom Three 9' 0" x 6' 11" (2.74m x 2.11m)

Bathroom 6' 11" x 5' 11" (2.11m x 1.80m)

Garden Extensive

Driveway Off road parking

Council Tax Band D



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	66	81	
A			
(81-91)			
B			
(69-80)			
C	66	81	
(55-68)			
D			
(39-54)			
E	66	81	
(21-38)			
F			
(1-20)	66	81	
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 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.