



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

GUIDE PRICE £425,000 Freehold

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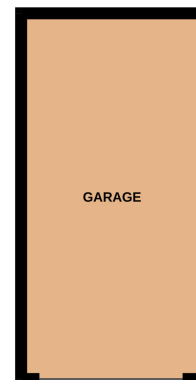
A superb three bedroom detached house situated on this popular residential road in the heart of Oakdale within close proximity of local parks, schools and shops. This beautifully presented property is the ideal family home and internal viewing is highly advised to not only appreciate its convenient location but also the tasteful accommodation on offer, which comprises: sitting room, stylish kitchen, dining room, downstairs cloakroom and modern bathroom. Externally the property boasts a good sized garden with lawned area and slightly raised sun patio. To the front the ample driveway provides off road parking which in turn leads to an 18' detached garage. Further features include: feature fireplaces to lounge and dining room, stain glass windows to front door, fitted wardrobes to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

**ANTHONY
DAVID & CO**

GROUND FLOOR
514 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.

2ND FLOOR
162 sq.ft. (15.0 sq.m.) approx.



Entrance Hall Doors to

Sitting Room 14' 6" x 12' 3" (4.42m x 3.73m)

Kitchen 15' 5" x 7' 7" (4.70m x 2.31m)

Dining Room 12' 4" x 11' 2" (3.76m x 3.40m)

Downstairs Cloakroom 4' 6" x 2' 9" (1.37m x 0.84m)

Landing Doors to

Bedroom One 14' 6" x 10' 3" (4.42m x 3.12m)

Bedroom Two 12' 4" x 11' 2" (3.76m x 3.40m)

Bedroom Three 9' 2" x 7' 7" (2.79m x 2.31m)

Bathroom 7' 7" x 6' 6" (2.31m x 1.98m)

Garage 18' 0" x 8' 11" (5.49m x 2.72m)

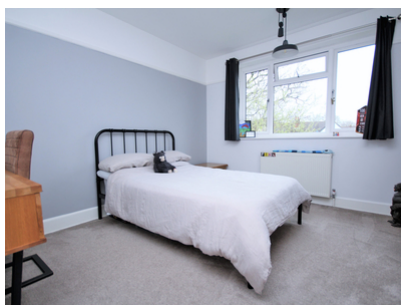
Garden Enclosed

Driveway Ample off road parking

Council Tax Band D

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		