



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

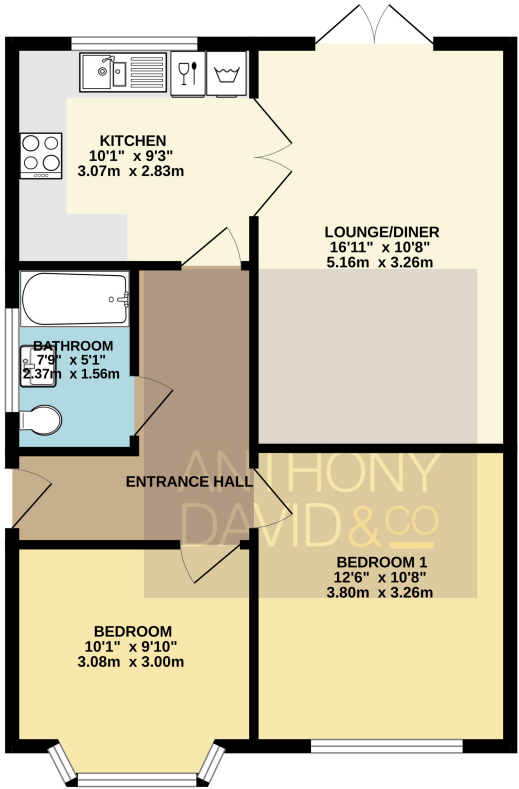
£325,000 Freehold

GUIDE PRICE £325,000 - £335,000 A superb two double bedroom detached bungalow in immaculate condition throughout. Ideally situated on an elevated plot in this quiet residential road in Oakdale close to local shops, amenities and central bus routes. This ready to move into home was refurbished in 2018 and then redecorated by the current owners and offers modern living throughout with the accommodation on offer comprising: bespoke kitchen with integrated appliances, lounge/diner and luxury bathroom with under floor heating. The tiered rear garden with sun terrace is ideal for summer barbecues and has the added benefit of far reaching views over Oakdale towards Holes Bay. To the front of the property the a block paved driveway provides parking for multiple vehicles. Further features of this must see property include: built-in wardrobes to bedroom one, 2016 electrics and boiler, gas central heating and UPVC double glazing. Nearby Schools Stanley Green Infant Academy, Oakdale Junior and St.Edwards RC/CoE Secondary School is a short walk away.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



- Entrance Hall 10' 9" x 10' 1" (3.28m x 3.07m) max
- Lounge/Diner 16' 10" x 10' 8" (5.13m x 3.25m)
- Kitchen 10' x 9' 3" (3.05m x 2.82m)
- Bedroom One 12' 6" x 10' 8" (3.81m x 3.25m)
- Bedroom Two 10' x 9' 9" (3.05m x 2.97m)
- Bathroom 7' 9" x 5' 1" (2.36m x 1.55m)
- Garden Lanscaped enclosed
- Driveway Parking for two vehicles
- Council Tax Band C

TOTAL FLOOR AREA : 620 sq.ft. (57.6 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		86
(81-91) B		
(69-80) C	69	
(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