



32 Harbour Hill Road, Oakdale, Poole, Dorset BH15 3PZ

£475,000 Freehold

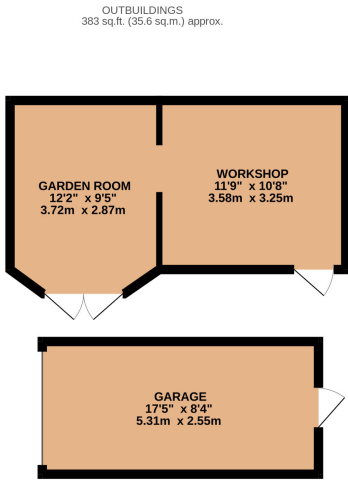
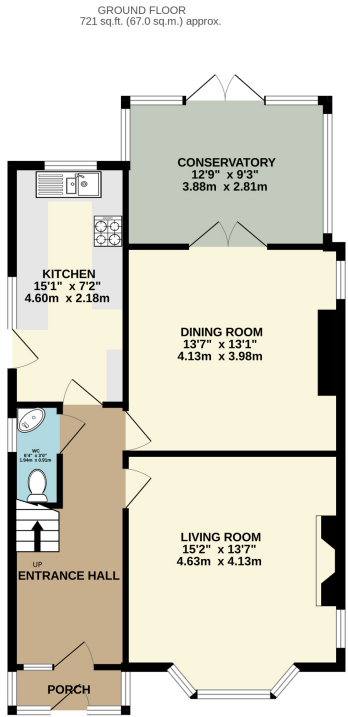
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**** NO FORWARD CHAIN **** A substantial three bedroom detached house situated on one of Oakdale's most premier roads within close proximity of local shops, schools and amenities. Ashley Cross with its array of trendy bars and bistros is also a short distance away. The property is in need of modernisation throughout and viewing is essential to not only appreciate its superb location but also the almost 1300 sq ft of accommodation on offer, which comprises: living room, dining room, downstairs cloakroom, conservatory, kitchen, two double bedrooms, a single bedroom and four piece bathroom suite. Externally the property boasts a nice size rear garden with steps down to lawned areas which in turn leads to a workshop and garden room and rear access to a garage. To the front the ample driveway provides off road parking. Further features include: air raid shelter, feature fire place to living room, fitted wardrobes to bedroom two, gas central heating, UPVC double glazing. Nearby Schools - St Mary's Catholic Primary, Longfleet Combined, Stanley Green Infants, Oakdale Juniors and Poole High School

**ANTHONY
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TOTAL FLOOR AREA : 1665 sq.ft. (154.7 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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Entrance Hall Doors to

Living Room 15' 2" x 13' 7" (4.62m x 4.14m)

Dining Room 13' 7" x 13' 1" (4.14m x 3.99m)

Kitchen 15' 1" x 7' 2" (4.60m x 2.18m)

Conservatory 12' 9" x 9' 3" (3.89m x 2.82m)

Downstairs Cloakroom 6' 4" x 3' 0" (1.93m x 0.91m)

Landing Doors to

Bedroom One 15' 6" x 13' 7" (4.72m x 4.14m)

Bedroom Two 13' 1" x 12' 11" (3.99m x 3.94m)

Bedroom Three 9' 9" x 7' 2" (2.97m x 2.18m)

Bathroom 9' 5" x 7' 9" (2.87m x 2.36m)

Garage 17' 5" x 8' 4" (5.31m x 2.54m)

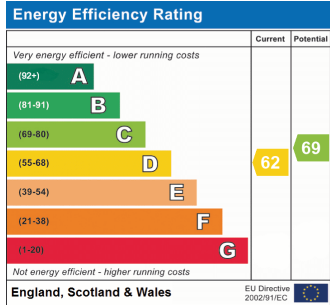
Workshop 11' 9" x 10' 8" (3.58m x 3.25m)

Garden Room 12' 2" x 9' 5" (3.71m x 2.87m)

Garden Tiered

Driveway Off road parking x 6

Council Tax Band E



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.