



17 Dorchester Road, Oakdale, Poole, Dorset BH15 3JU

£375,000 Freehold

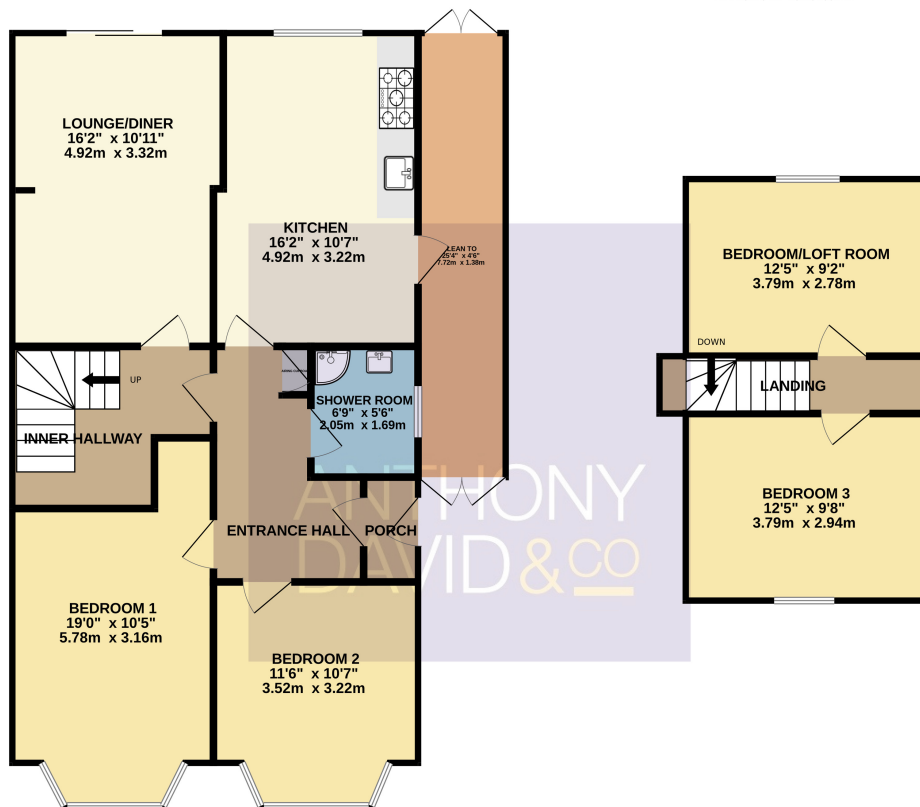
**\*\* NO FORWARD CHAIN \*\*** A three/four double bedroom detached bungalow situated on this popular road in the heart of Oakdale within walking distance of parks, shops, schools and bus routes. This much loved home offers over 1200 sq ft (including lean to) of versatile living space and viewing is advised to appreciate not only its convenient location but also the accommodation on offer, which comprises: 16' lounge/diner, fitted kitchen, two bedrooms and shower room to the downstairs and two further bedrooms/loft room to the upstairs. Externally the property has an enclosed rear garden with being mainly laid to law, and a sun patio housing barbeque area. To the front the good sized driveway provides off road parking. Further features include; NEW BOILER (2020) 5 year warranty remaining, 25' lean to, 'Range' cooker to kitchen, fitted wardrobe to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary.

info@anthonydavid.co.uk  
www.anthonydavid.co.uk  
01202 677444

**ANTHONY  
DAVID & CO**

GROUND FLOOR  
919 sq.ft. (85.4 sq.m.) approx.

1ST FLOOR  
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.9 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 off to

Lounge/Diner 16' 2" x 10' 11" (4.93m x 3.33m)

Kitchen 16' 2" x 10' 7" (4.93m x 3.23m)

Shower Room 6' 9" x 5' 6" (2.06m x 1.68m)

Bedroom One 19' 0" x 10' 5" (5.79m x 3.17m) max

Bedroom Two 11' 6" x 10' 7" (3.51m x 3.23m)

Landing Doors to

Bedroom Three 12' 5" x 9' 8" (3.78m x 2.95m)

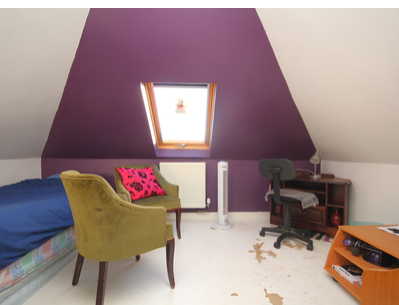
Loft Room/Bedroom Four 12' 5" x 9' 2" (3.78m x 2.79m)

Lean To 25' 4" x 4' 6" (7.72m x 1.37m)

Garden Enclosed

Driveway Off road parking

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 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.