



4 Old Dairy Close, Oakdale, POOLE, Dorset BH15 3EW

£319,950 Freehold

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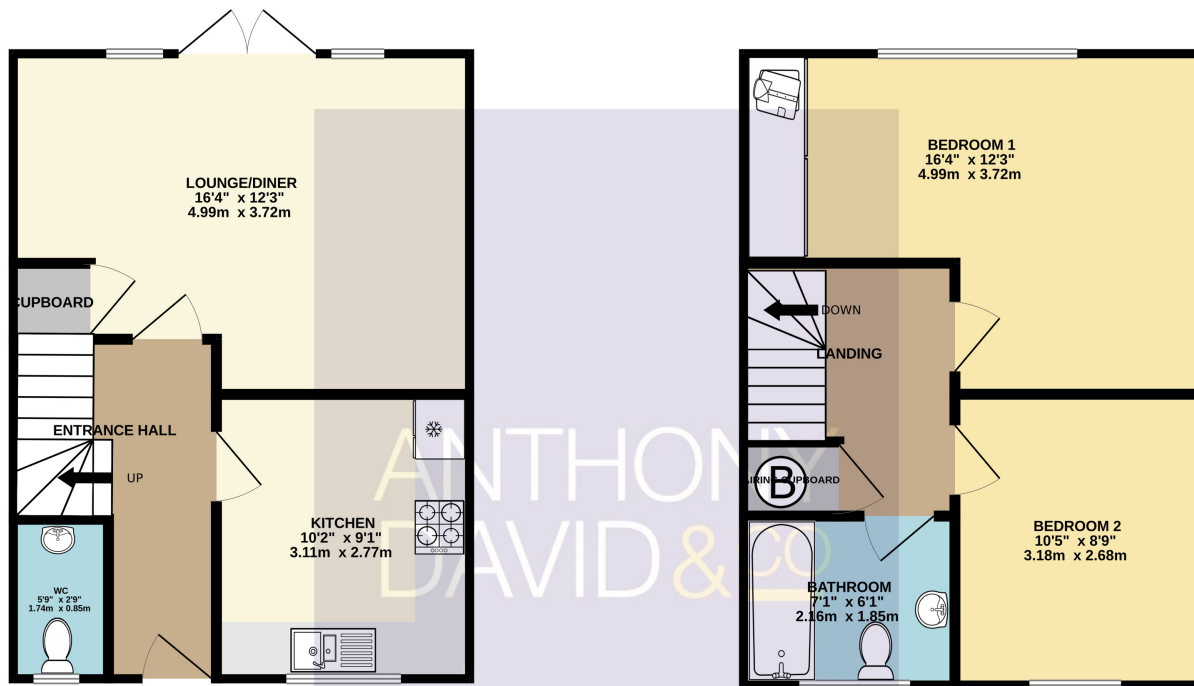
01202 677444

A well presented two double bedroom semi detached house ideally situated on this private road in the heart of Oakdale within walking distance of local parks and schools. Tesco Extra and central bus routes are also close to hand. The property presents an ideal starter home and viewing is highly advised to not only appreciate its quiet location but also the accommodation on offer, which comprises: lounge/diner with direct garden access, fitted kitchen, downstairs cloakroom and family bathroom. Externally the property boasts a delightful rear garden with lawned area and sun patio ideal for sitting out in the summer months, To the front there are two allocated parking spaces. Further features include: storage cupboard, built-in wardrobe 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
367 sq.ft. (34.1 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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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Entrance Hall Doors to

Lounge/Diner 16' 4" x 12' 3" (4.98m x 3.73m)

Kitchen 10' 2" x 9' 1" (3.10m x 2.77m)

Downstairs Cloakroom 5' 9" x 2' 9" (1.75m x 0.84m)

Landing Doors to

Bedroom One 16' 4" x 12' 3" (4.98m x 3.73m)

Bedroom Two 10' 5" x 8' 9" (3.17m x 2.67m)

Bathroom 7' 1" x 6' 1" (2.16m x 1.85m)

Garden Enclosed

Parking Allocated x 2

Council Tax Band C



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.