



4 Bond Road, Oakdale, Poole, Dorset BH15 3RT

£595,000 Freehold

An exemplary three double bedroom detached residence situated in this quiet road in Oakdale a short distance away from local shops, parks, schools and amenities. This stunning home offers over 1700 sq ft (including garden room) of contemporary living space and viewing is imperative to not only appreciate its sought after location but also the stylish accommodation on offer, which comprises: 24' family/kitchen room, lounge, utility room, downstairs shower room, and luxury bathroom to the upstairs. externally the property boasts a stunning South Westerly aspect landscaped garden with raised decked/patio seating area ideal for al fresco dining in the summer months with steps down to artificial lawned areas which in turn lead to a brick built garden room and garden store. To the front the brick paved driveway provides ample off road parking. Further features of this ideal family home include: feature fireplaces and underfloor heating to family room/kitchen, integrated appliances, Quooker tap, understairs storage, custom made built-in wardrobes, his and her sinks to name but a few. Nearby Schools - Stanley Green Infants, Longfleet Primary, St Mary's Catholic Primary, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

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

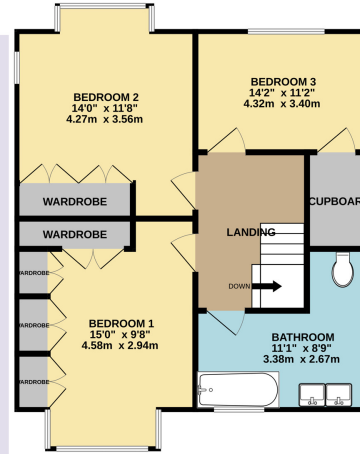
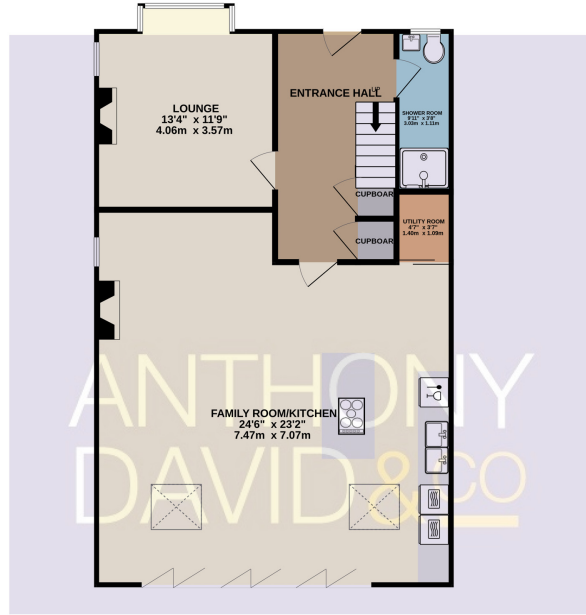
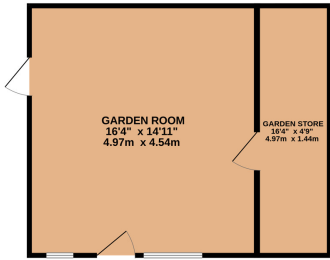
ANTHONY  
DAVID & CO



320 sq.ft. (29.7 sq.m.) approx.

GROUND FLOOR  
839 sq.ft. (77.9 sq.m.) approx.

1ST FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



ANTHONY  
DAVID & CO

TOTAL FLOOR AREA : 1761 sq.ft. (163.6 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.  
Made with Metropix ©2024



Entrance Hall Doors to

Lounge 13' 4" x 11' 9" (4.06m x 3.58m)

Family Room/Kitchen 24' 6" x 23' 2" (7.47m x 7.06m)

Utility Room 4' 7" x 3' 7" (1.40m x 1.09m)

Downstairs Shower Room 9' 11" x 3' 8" (3.02m x 1.12m)

Landing Doors to

Bedroom One 15' 0" x 9' 8" (4.57m x 2.95m)

Bedroom Two 14' 0" x 11' 8" (4.27m x 3.56m)

Bedroom Three 14' 2" x 11' 2" (4.32m x 3.40m)

Bathroom 11' 1" x 8' 9" (3.38m x 2.67m)

Garden South Westerly aspect

Driveway Ample off road parking

Council Tax Band E



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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		63	75
		EU Directive 2002/91/EC	

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.