



131 Stanley Green Road, Oakdale, Poole, Dorset BH15 3AE

£450,000 Freehold

**** VENDOR SUITED **** A detached three double bedroom chalet conveniently situated on this popular road in Oakdale within walking distance to local parks, shops and schools. Poole Town centre with it's array of shopping facilities and central transport links is also within close proximity. Having been built in 2006, and further modernised by the current vendor, this property offers spacious and contemporary living throughout. Internal viewing is highly advised to appreciate the over 1600 sq ft of accommodation on offer which comprises; 22' open-plan kitchen/diner, three spacious bedrooms, bright and airy living room, downstairs cloakroom, modern family bathroom and an en-suite. Externally, the property offers a generous and low maintenance westerly facing wrap-around garden providing a private space ideal for al-fresco dining in the evening sun. To the rear, there is a detached 17' garage with an electric up and over door, as well as off-road parking for two cars, and a further two spaces down the private road. Further features of this desirable family home include: built-in wardrobes to all three bedrooms, ample storage, en-suite to bedroom one, skylights to upstairs, rear garden access, UPVC double glazing and gas central heating. Nearby schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

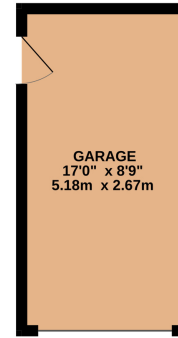
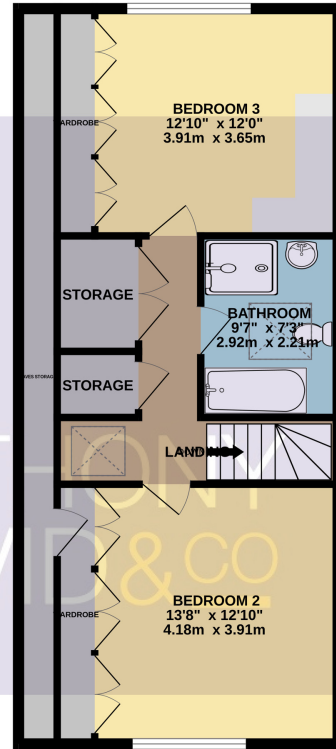
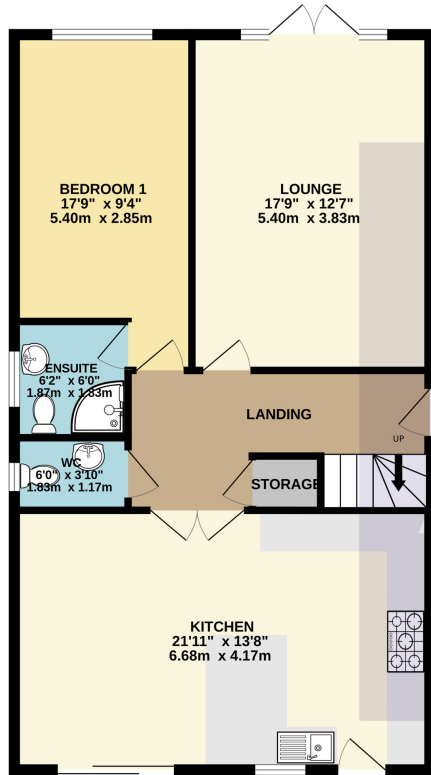
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ANTHONY
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GROUND FLOOR
850 sq. ft. (79.0 sq.m.) approx.

1ST FLOOR
653 sq. ft. (60.7 sq.m.) approx.

2ND FLOOR
149 sq. ft. (13.8 sq.m.) approx.



Entrance Hall Doors to

Kitchen/Diner 21' 11" x 13' 8" (6.68m x 4.17m)

Lounge 17' 9" x 12' 7" (5.41m x 3.84m)

Bedroom One 17' 9" x 9' 4" (5.41m x 2.84m)

En-Suite 6' 2" x 6' 0" (1.88m x 1.83m)

Bedroom Two 13' 8" x 12' 10" (4.17m x 3.91m)

Bedroom Three 12' 10" x 12' 0" (3.91m x 3.66m)

Family Bathroom 9' 7" x 7' 3" (2.92m x 2.21m)

Downstairs Cloakroom 6' 0" x 3' 10" (1.83m x 1.17m)

Garage 17' 0" x 8' 9" (5.18m x 2.67m)

Parking To the rear for multiple vehicles

Garden West Facing Wrap-Around

Council Tax Band E

TOTAL FLOOR AREA : 1652 sq.ft. (153.5 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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	
		78	86

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.