



14 Netley Close, Oakdale, Poole BH15 3NN

£390,000 Freehold

**** NO FORWARD CHAIN **** A modern four bedroom detached chalet tucked away in this cul-de-sac in Oakdale a short distance away from schools, amenities and bus routes. This ideal family home offers versatile living throughout and viewing is advised to not only appreciate its quiet location but also the accommodation on offer, which comprises: **DOWNSTAIRS:** open plan lounge/diner with stylish kitchen area, two bedrooms and bathroom. **UPSTAIRS:** two bedrooms and shower/WC. Externally the property boasts a South Westerly aspect garden with sun patio and lawned area. To the front the driveway provides off road parking for two cars. Further features include: spacious entrance hall, storage cupboard, hot tub, large garden shed, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Combined, Poole High School and St Edwards RC/CoE Secondary.

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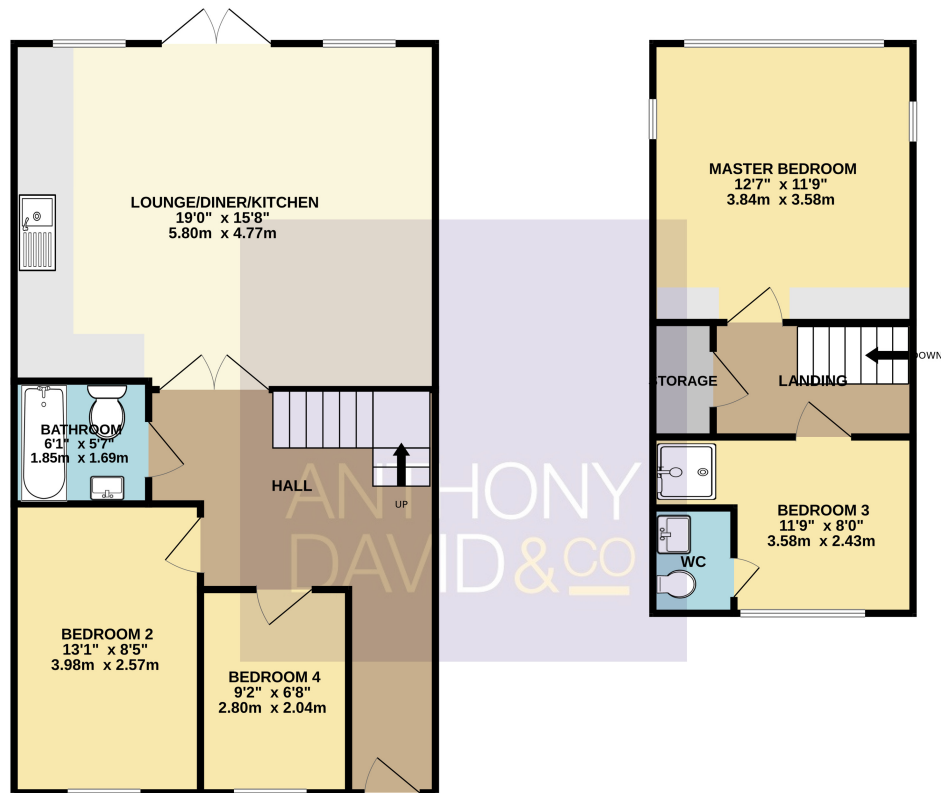
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**ANTHONY
DAVID & CO**

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 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 19' 0" x 15' 8" (5.79m x 4.78m)
- Lounge/Diner/Kitchen 19' 0" x 15' 8" (5.79m x 4.78m)
- Bedroom Two 13' 1" x 8' 5" (3.99m x 2.57m)
- Bedroom Four 9' 2" x 6' 8" (2.79m x 2.03m)
- Bathroom 6' 1" x 5' 7" (1.85m x 1.70m)
- Landing Doors to
 - Master Bedroom 12' 6" x 11' 9" (3.81m x 3.58m)
 - Bedroom Three 11' 9" x 8' 0" (3.58m x 2.44m)
 - Cloakroom/Shower 4' 9" x 3' 8" (1.45m x 1.12m)
- Garden South Westerly
- Driveway Off road parking x 2
- Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(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

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.