



49 Hennings Park Road, Oakdale, Poole, Dorset BH15 3QX

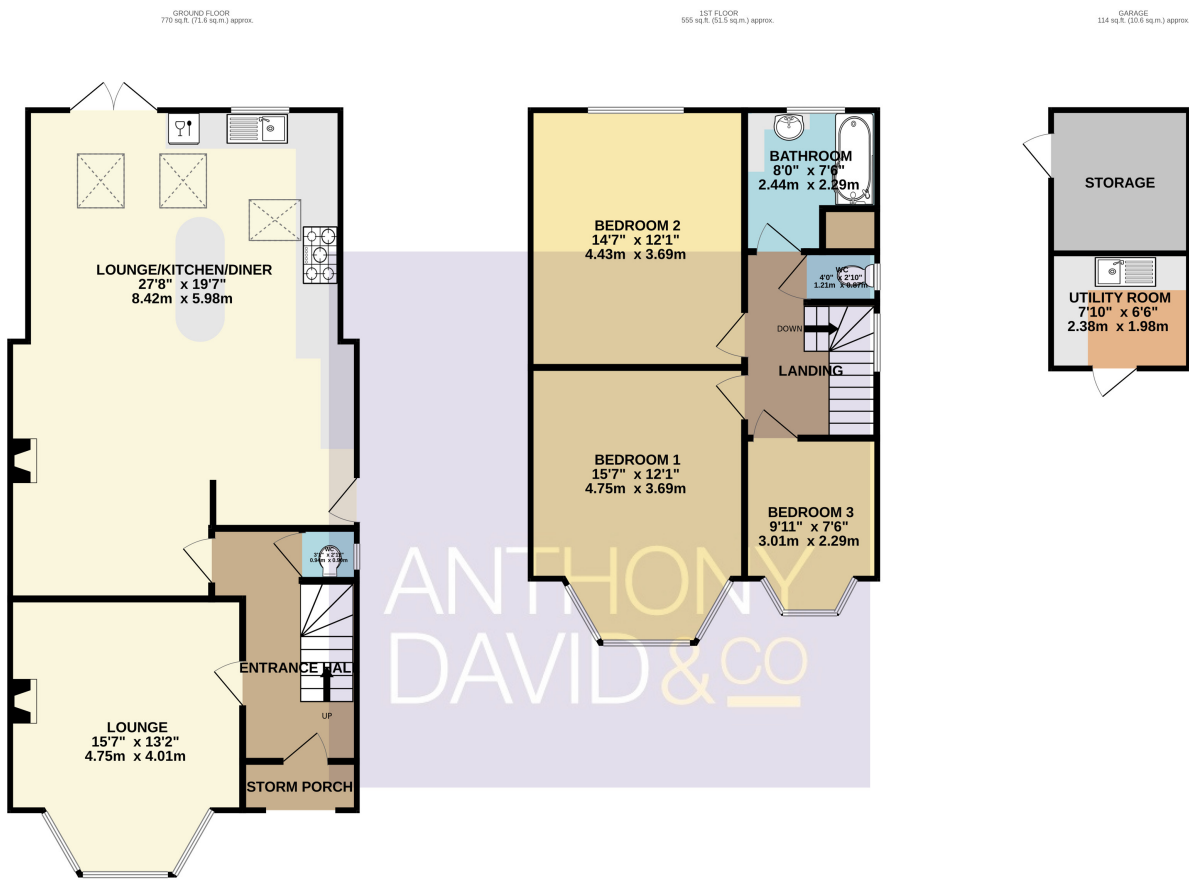
£525,000 Freehold

**\*\* OVER 1300 SQ FT \*\*** A superb three bedroom detached residence situated in one of Oakdale's premier roads close to doctor's surgery, central bus routes, local shops, schools and amenities. This spacious family home has been beautifully maintained by the current owners and viewing is essential to not only appreciate its sought after location but also the accommodation on offer, which comprises: lounge, stunning vaulted extended lounge/kitchen/diner, downstairs cloakroom, two large double bedrooms, single bedroom, bathroom and separate W.C. Externally the property boasts a sizable garden with sun patio, lawned area summer house, utility room/storage (garage). To the front the driveway provides ample off-road parking with side access to a car port. Further features of this imposing house include: two woodburners, 'Range' cooker, integrated dishwasher and breakfast bar to kitchen, understairs cupboard, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Combined, Poole High and St Edwards RC/CoE Secondary.

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TOTAL FLOOR AREA : 1439 sq.ft. (133.7 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/Kitchen/Diner 27' 8" x 19' 7" (8.43m x 5.97m)

Lounge 15' 7" x 13' 2" (4.75m x 4.01m)

Downstairs Cloakroom 3' 1" x 2' 11" (0.94m x 0.89m)

Landing Doors to

Bedroom One 15' 7" x 12' 1" (4.75m x 3.68m)

Bedroom Two 14' 7" x 12' 1" (4.45m x 3.68m)

Bedroom Three 9' 11" x 7' 6" (3.02m x 2.29m)

Bathroom 8' 0" x 7' 6" (2.44m x 2.29m)

Separate W.C. 4' 0" x 2' 10" (1.22m x 0.86m)

Garden Sizable

Utility/Storage 15' 1" x 7' 10" (4.59m x 2.38m) external measurement

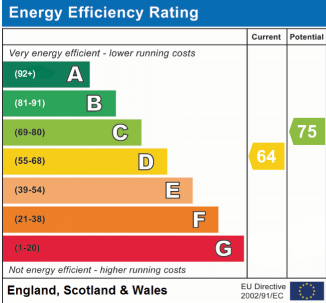
Workshop 18' 1" x 10' 0" (5.50m x 3.05m) external measurements

Summerhouse 8' 10" x 4' 11" (2.70m x 1.49m) external measurements

Store 8' 10" x 4' 1" (2.70m x 1.25m) external measurements

Driveway Ample off road parking

Council Tax Band D



Property details contained herein do not form part of 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.