



1 Staple Close Lane, Oakdale, Poole, Dorset BH15 3EL

£424,950 Freehold

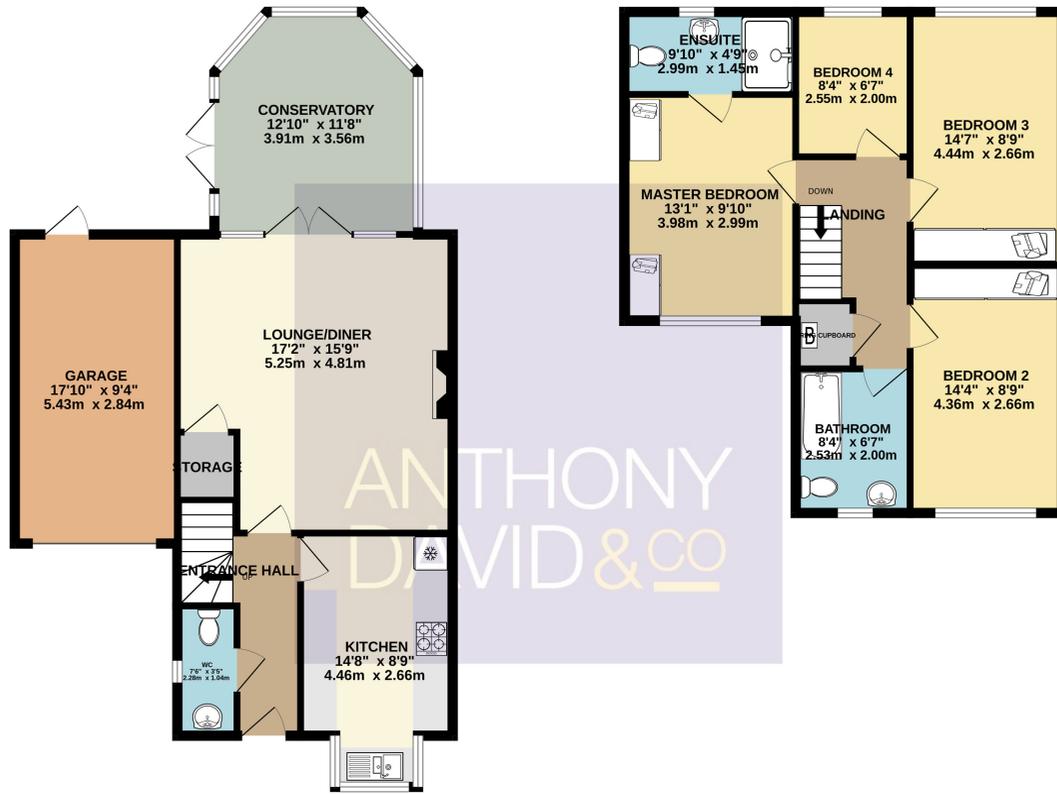
**\*\* NO FORWARD CHAIN \*\*** A spacious four bedroom detached house situated in this rarely available cul-de-sac in the heart of Oakdale yards from St Georges Park, local shops, schools and amenities are all within walking distance. This modern home would benefit from cosmetic updating and viewing is essential to appreciate its potential to become a forever family home. The accommodation on offer comprises: 17' lounge/diner, kitchen, conservatory, downstairs cloakroom, three double bedrooms, single bedroom, en-suite shower room to master bedroom and family bathroom,. Externally the property benefits from a low maintenance paved garden, to the front the driveway provides off road parking which in turn leads to an integral garage. Further features of this much loved home include: feature fireplace to lounge, storage cupboard, fitted wardrobes to the three double bedrooms, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary.

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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
771 sq.ft. (71.7 sq.m.) approx.

1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.9 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 17' 2" x 15' 9" (5.23m x 4.80m)

Kitchen 14' 8" x 8' 9" (4.47m x 2.67m)

Conservatory 12' 10" x 11' 8" (3.91m x 3.56m)

Downstairs Cloakroom 7' 6" x 3' 5" (2.29m x 1.04m)

Landing Doors to

Master Bedroom 13' 1" x 9' 10" (3.99m x 3.00m)

En-suite Shower 9' 10" x 4' 9" (3.00m x 1.45m)

Bedroom Two 14' 4" x 8' 9" (4.37m x 2.67m)

Bedroom Three 14' 7" x 8' 9" (4.45m x 2.67m)

Bedroom Four 8' 4" x 6' 7" (2.54m x 2.01m)

Bathroom 8' 4" x 6' 7" (2.54m x 2.01m)

Garage 17' 10" x 9' 4" (5.44m x 2.84m)

Garden Paved

Driveway Off road parking

Council Tax Band D



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>		71	77
EU Directive 2002/91/EC			

Property details contained herein do not form part of 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.