



102 Darbys Lane, Oakdale, POOLE, Dorset BH15 3EU

£490,000 Freehold

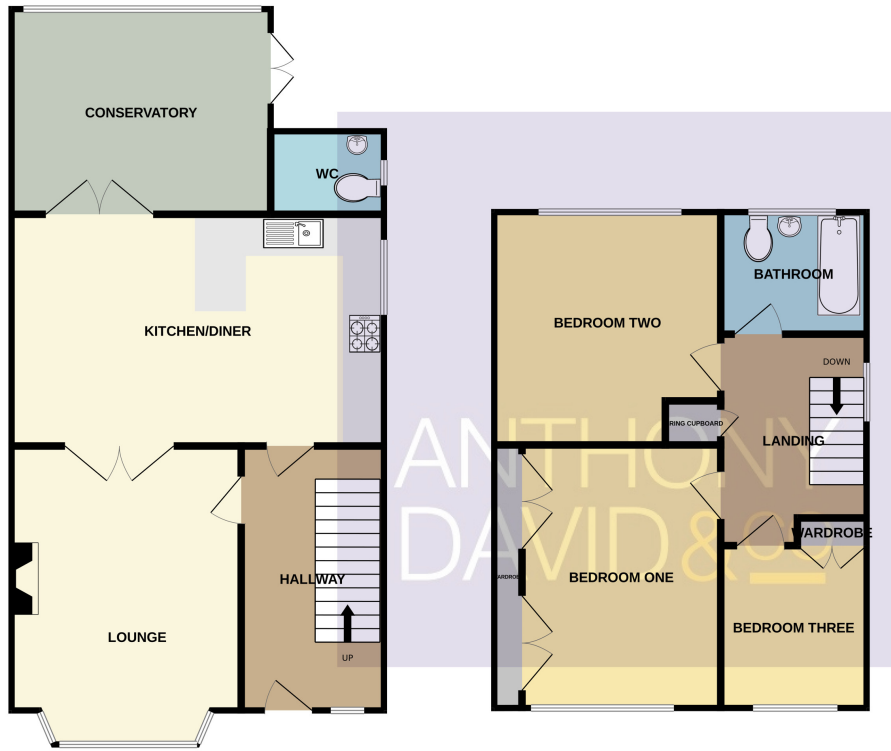
**\*\* NO FORWARD CHAIN \*\*** A superb three bedroom detached house conveniently situated on this popular cul-de-sac in the heart of Oakdale within close proximity of local schools, shops, parks and amenities. This spacious property presents an ideal family home and internal viewing is a must to appreciate the circa 1200 sq ft of accommodation on offer, which comprises: lounge, 19' kitchen/diner, conservatory, downstairs cloakroom and modern bathroom. Externally the property boasts a good sized rear garden being mainly laid to lawn. To the front the driveway provides off road parking for numerous vehicles which in turn leads to a detached office/workshop with power, light and water. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary. NB Prior Planning approved for side and roof extension (STPP).

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**ANTHONY  
DAVID & CO**



Entrance Hall 13' 1" x 6' 11" (3.99m x 2.11m)

Lounge 14' 3" x 11' 9" (4.34m x 3.58m) max

Kitchen/Diner 19' x 11' (5.79m x 3.35m)

Conservatory 13' x 9' 10" (3.96m x 3.00m)

Bedroom One 13' x 11' 10" (3.96m x 3.61m) max

Bedroom Two 11' 7" x 11' (3.53m x 3.35m)

Bedroom Three 7' 9" x 7' (2.36m x 2.13m)

Bathroom 7' x 5' 10" (2.13m x 1.78m)

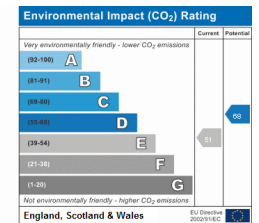
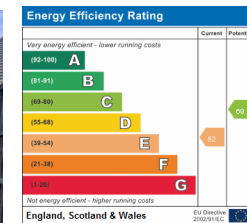
Workshop/Office 12' 4" x 8' 2" (3.76m x 2.49m)

Garden Enclosed

Council Tax Band D

TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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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