



Total Area: 80.4 m<sup>2</sup> ... 865 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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 ESTATE AGENTS



**10 Stanley Green Road, Poole, Dorset, BH15 3AF**  
**Guide Price £350,000**

**\*\* UNEXPECTEDLY RE-AVAILABLE \*\* OFFERED WITH NO FORWARD CHAIN \*\*** Link Homes Estate Agents are delighted to present for sale this charming three bedroom detached bungalow situated in the heart of Oakdale. This property offers an array of standout qualities including a spacious lounge, three bedrooms with bedroom one offering built-in wardrobes, a modern kitchen leading to the conservatory which has direct access onto the westerly facing garden, a wet room and a block-paved driveway with space for multiple vehicles. This property is a must view to appreciate the accommodation on offer.

'Stanley Green Road' is positioned in the desirable residential area of Oakdale and is centrally located. Close by is Poole Town Centre, Poole bus station and Poole train station roughly just 1.6 miles away. The train station connects to the main line going to London Waterloo. Schools in the area include Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/ Junior, Parkstone Grammar, Poole Grammar, St Edwards and Ocean Academy. Local amenities including the Co-op, Post Office, Rowlands pharmacy, Tesco and Aldi Supermarkets, Wessex Gate Retail Park and Poole Hospital are not far from the property.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.







## Ground Floor

### Entrance Hallway

Coved ceiling, ceiling lights, Loft access (Ladder, lighting, insulated, partially boarded), double glazed UPVC Composite front door to the side aspect, storage cupboard with consumer unit enclosed, two radiators, thermostat, power points, laminate flooring and a coconut matt.

### Lounge

Coved ceiling, ceiling lights, double glazed UPVC bay window to the front aspect, power points, radiator, feature electric fire place and carpeted flooring.

### Kitchen

Coved and smooth set ceiling, down lights, double glazed UPVC window to the side aspect, wall and base mounted units, under counter lights, tiled splashback, radiator, space for an under counter fridge, space for an under counter freezer, space for an under counter washing machine, power points, built in 'hot point' oven, four point gas ring hob, lino flooring and a 'Valiant' combination boiler.

### Conservatory

Dual aspect UPVC double glazed windows to the side and rear aspect, radiator, wall mounted lights, power points, lino flooring and UPVC double glazed French doors opening onto the rear garden.

### Bedroom One

Coved ceiling, double glazed UPVC bay window to the front aspect, radiator, built in wardrobes, bedside tables, dressing table, carpeted flooring, power points and wall mounted lights.



## Bedroom Two

Coved ceiling, ceiling light, UPVC frosted double glazed window to the side aspect, sky light, built in storage cupboards, carpeted flooring, radiator and power points.

## Bedroom Three

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, power points, radiator, laminate flooring and an ariel point.

## Outside

### Garden

Mature westerly facing garden, block paved patio area, laid to lawn area, green houses, surrounding wooden fences, shrubbery areas, trees, two sheds, outside mounted wall light and gated side access.

### Driveway

Block paved driveway, shingle area, outside water tap, surrounding wooden fences, metal gates, brick wall and wooden gated side access.

## Useful Information

### Agents Notes

Tenure: Freehold  
EPC: D  
Council Tax Band: C - Approximately £1,909.11 per annum.

### Stamp Duty

First Time Buyer: £0  
Moving Home: £5,000  
Additional Property: £15,500

