



22 Milestone Road, Oakdale, Poole, Dorset BH15 3DS

Guide Price £475,000 Freehold

This imposing four bedroom detached family home is situated on this premier residential road in the heart of Oakdale close to shops, doctors surgery, library and schools. This property has been tastefully maintained by the current owner and internal viewing is highly advised to appreciate the spacious and stylish accommodation on offer which comprises: 24' sitting/dining room, kitchen/breakfast room with direct garden access, downstairs cloakroom, en-suite shower room and luxury family bathroom. Externally the property boasts a good sized Westerly aspect rear garden with lawned area, extensive sun patio which in turn leads to a 22' detached garage. To the front the brick paved driveway provides off road parking. Further features of this superb property include: feature fireplace to lounge, 'Range' cooker to kitchen, fitted wardrobe to bedroom three, study/laundry room, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High, St Edwards RC/CoE Secondary and both Poole and Parkstone Grammar Schools.

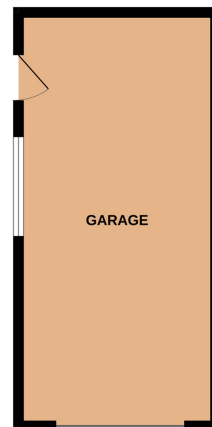
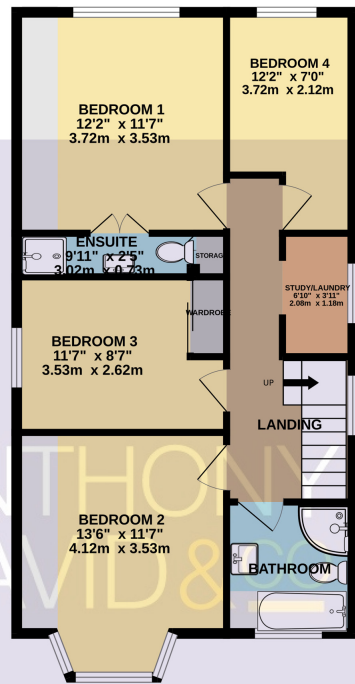
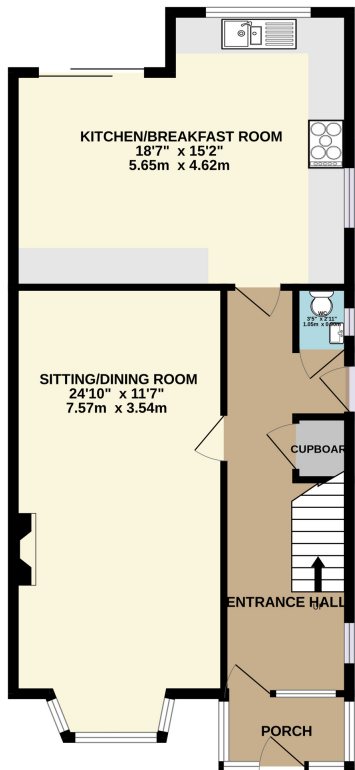
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ANTHONY
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GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.

1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.

GARAGE
248 sq.ft. (23.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1604 sq.ft. (149.1 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

Sitting Room/Dining Room 24' 10" x 11' 7" (7.57m x 3.53m)

Kitchen/Breakfast Room 18' 7" x 15' 2" (5.66m x 4.62m)

Downstairs Cloakroom 3' 5" x 2' 11" (1.04m x 0.89m)

Landing Doors to

Bedroom One 12' 2" x 11' 7" (3.71m x 3.53m)

En-Suite Shower 9' 11" x 2' 5" (3.02m x 0.74m)

Bedroom Two 13' 6" x 11' 7" (4.11m x 3.53m)

Bedroom Three 11' 7" x 8' 7" (3.53m x 2.62m)

Bedroom Four 12' 2" x 7' 0" (3.71m x 2.13m)

Study/Laundry 6' 10" x 3' 11" (2.08m x 1.19m)

Bathroom 7' 3" x 7' 0" (2.21m x 2.13m)

Garage 22' 10" x 10' 10" (6.96m x 3.30m)

Garden Westerly aspect

Driveway Off road parking

Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	66
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part 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.