



14 Bond Road, Oakdale, POOLE, Dorset BH15 3RT

£515,000 Freehold

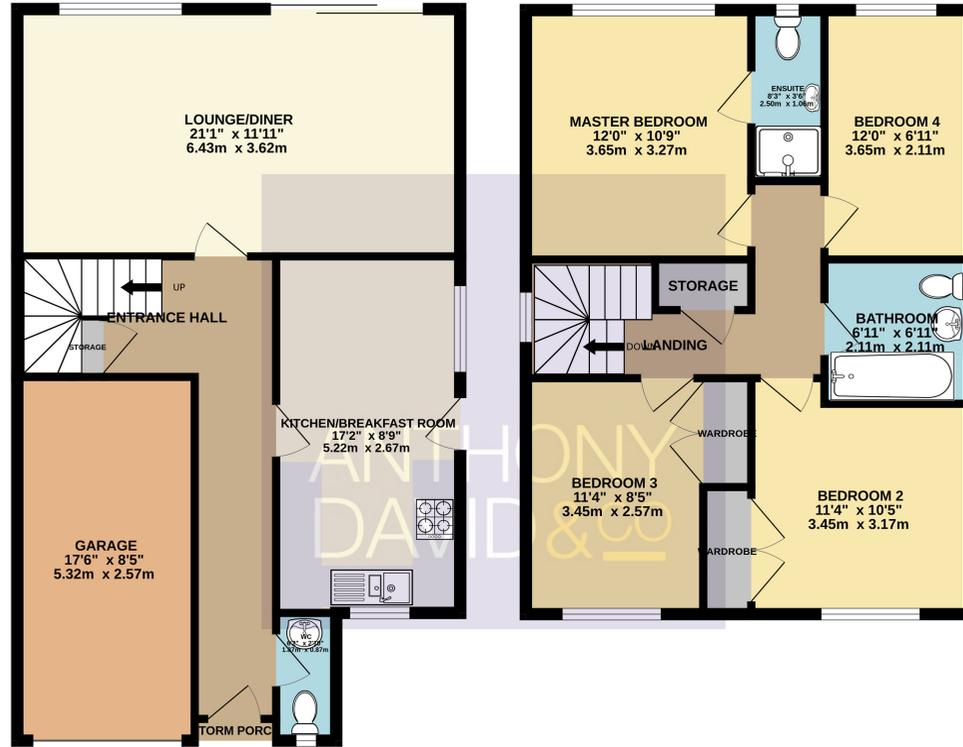
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**** NO FORWARD CHAIN **** A superb four double bedroom detached house ideally situated in on of Oakdale's premier roads a short distance from local shops, schools, parks and amenities. This spacious property offers over 1300 sq ft of living accommodation (including garage) and viewing is imperative to not only appreciate its sought after location but also the accommodation on offer, which comprises: 21' lounge/diner, kitchen/breakfast room, downstairs cloakroom, en-suite shower room and family bathroom. Externally the property boasts a South Westerly aspect garden with sun patio and lawned area. To the front the driveway provides off road parking which in turn leads to an integral garage. Further features of this must see home include; feature fireplace to lounge/diner, fitted wardrobes to bedrooms two and three, new carpets throughout, recently redecorated, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Longfleet Primary, St Mary's Catholic Primary, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

**ANTHONY
DAVID & CO**

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.

1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 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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Entrance Hall Doors to

- Lounge/Diner 21' 1" x 11' 11" (6.43m x 3.63m)
- Kitchen/Breakfast Room 17' 2" x 8' 9" (5.23m x 2.67m)
- Downstairs Cloakroom 6' 2" x 2' 10" (1.88m x 0.86m)

Landing Doors to

- Master Bedroom 12' 0" x 10' 9" (3.66m x 3.28m)
- En-Suite Shower 8' 3" x 3' 6" (2.51m x 1.07m)
- Bedroom Two 11' 4" x 10' 5" (3.45m x 3.17m)
- Bedroom Three 11' 4" x 8' 5" (3.45m x 2.57m)
- Bedroom Four 12' 0" x 6' 11" (3.66m x 2.11m)
- Bathroom 6' 11" x 6' 11" (2.11m x 2.11m)
- Garage 17' 6" x 8' 5" (5.33m x 2.57m)

Garden South Westerly aspect

Driveway Off road parking

Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	62	75
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.