

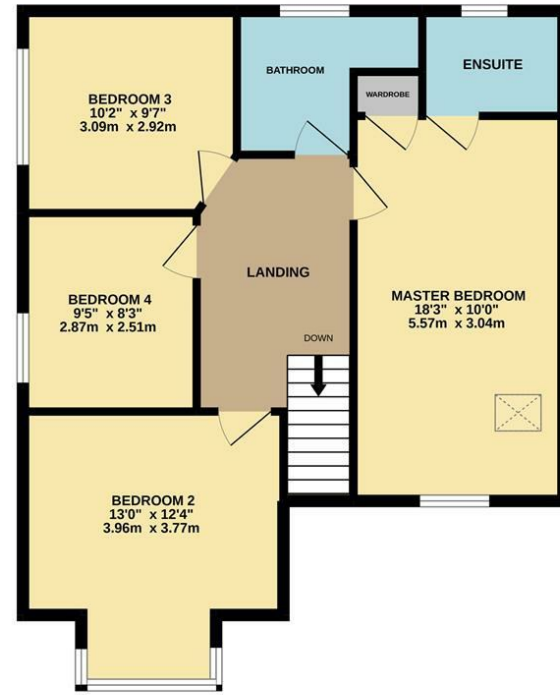
Oakdale

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GROUND FLOOR
 684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
 684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1369 sq.ft. (127.2 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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Offices at:

19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE
 113 Commercial Road, Ashley Cross, Poole, BH14 0JD
 14 Dorchester Road, Oakdale, Poole, BH15 3JY



All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

41a Old Farm Road, Oakdale, Poole BH15 3LL
Guide Price £530,000 Freehold

**** SOLD BY KEY DRUMMOND - SIMILAR PROPERTIES WANTED **** A truly stunning family home situated on a large plot in an off-road position in Oakdale, Poole. Built six years ago this fine home offers an entrance hallway, a lounge with a log burner and patio doors out to the garden, dining room, spacious kitchen/breakfast room with patio doors out to the garden, downstairs cloakroom, **FOUR DOUBLE BEDROOMS**, modern en-suite shower room to master bedroom, modern family bathroom, double glazing, central heating, enclosed southerly facing rear and side gardens, parking for numerous vehicles and the remainder of the new build guarantee. Viewing is highly recommended.

- SOLD BY KEY DRUMMOND
- TWO RECEPTION ROOMS
- SET ON SIZEABLE PLOT

- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- VENDOR SUITED

Location:

Close to local schools, shops, and amenities, and just one and a half miles from the centre of Historic Poole including its beautifully kept Poole Park with its boating lake, tennis courts, and bowling green, Poole General Hospital, fitness centres, bars, cinema, theatre, restaurants, and shopping centre.

There are the local Blue Flag beaches of Bournemouth and Sandbanks for the sun worshippers in the family and Poole's local marinas for the boating enthusiasts.

Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and mainland Europe from Poole ferry port and Bournemouth International airport respectively.

Entrance Hall:

Kitchen/Breakfast Room:

15'8" x 10'10" (4.78 x 3.32)

Lounge:

21'1" x 12'4" (6.43 x 3.77)

Dining Room:

17'2" x 9'11" (5.25 x 3.04)

Cloakroom:

Master Bedroom:

18'3" x 9'11" (5.57 x 3.04)

Master En-Suite:

Bedroom Two:

12'11" x 12'4" (3.96 x 3.77)

Bedroom Three:

10'1" x 9'6" (3.09 x 2.92)

Bedroom Four:

9'4" x 8'2" (2.87 x 2.51)

Family Bathroom:

Ample Off Road Parking to the Front:

Patioed Rear & Side Gardens:

Tenure: FREEHOLD

SAT NAV: BH15 3LL

EPC rate: B

Council Tax Band: D TBC

School Catchment Area:

Please contact the Borough of Poole for current admission information:-school.admissions@bcp.gov.uk

Key Drummond Property:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

