



42

Hennings Park Road, Oakdale, Poole, Dorset, BH15 3QX



EST. 1977

KEY DRUMMOND

ESTATE AGENTS



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**** SOLD BY KEY DRUMMOND - SIMILAR PROPERTIES REQUIRED **** Spacious three-bedroom detached house on a premier road in Oakdale. As you approach the property, you are greeted by a charming entrance porch, providing ample space for coats and shoes. Stepping through the front door, the inner panels and original 1930s coloured glazing on the half landing, add a touch of character to the home. The hallway leads to two reception rooms - the living room boasts a wood burner whilst the dining room and conservatory are complete with solid oak floor overlay. The kitchen is well-equipped and features a utility shower room with a combi gas boiler fitted in December 2023 with a 10-year guarantee. The utility room also has plumbing for a washing machine, a vent for a tumble dryer, and a large Velux window, providing plenty of natural light. A downstairs WC and storage cupboard add further convenience. Upstairs, you will find two spacious double bedrooms and a single bedroom. The family bathroom features a shower over the bath and additional storage on the landing. The property also benefits from a large south-facing garden, complete with a generous patio, a vegetable garden, a greenhouse, and a shed with electricity, as well as an outside tap. The front garden, driveway, and carport, with electric and an EV charger, provide ample off-street parking. Double glazing throughout, except for the original leaded windows on the half landing, and a well-insulated loft.

Guide Price: £475,000, Tenure: Freehold



Entrance Porch:

Kitchen: 4.74 x 2.50 (15'6" x 8'2")

Lounge: 4.05 x 3.49 (13'3" x 11'5")

Dining Room: 3.73 x 3.02 (12'2" x 9'10")

Conservatory: 2.70 x 1.77 (8'10" x 5'9")

Utility/Shower Room: 2.42 x 1.46 (7'11" x 4'9")

WC:

Master Bedroom: 4.28 x 3.45 (14'0" x 11'3")

Bedroom Two: 3.72 x 3.02 (12'2" x 9'10")

Bedroom Three: 2.71 x 2.51 (8'10" x 8'2")

Bathroom: 2.11 x 2.09 (6'11" x 6'10")

Carport:







Tenure

Tenure: Freehold

Postcode: BH15 3QX

EPC: D

Council Tax: D £2,050.38 2023/2024

School Catchment Area: Please contact BCP for current admission information

Key Drummond Properties

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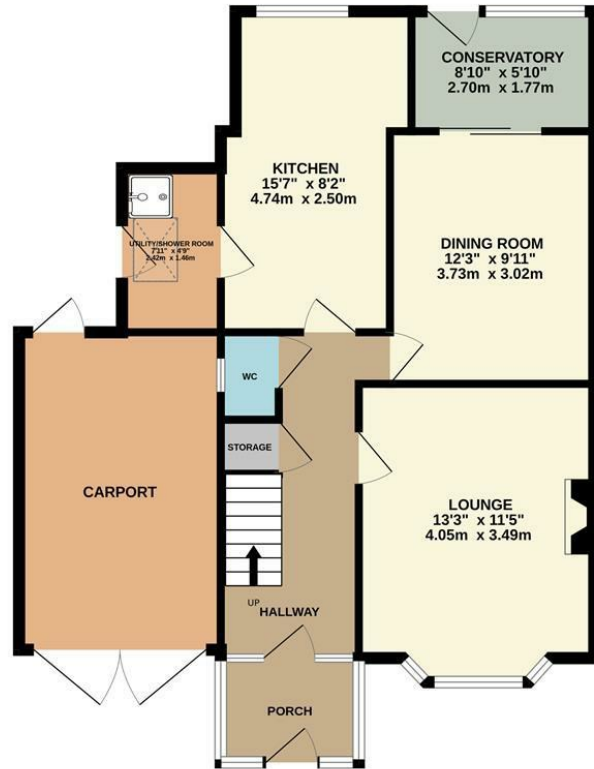
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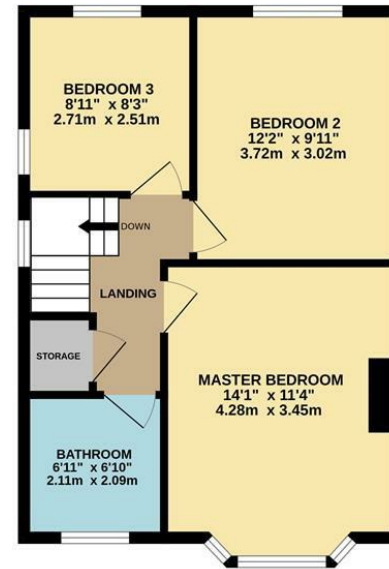
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GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1252 sq.ft. (116.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		66	
(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	

