



27 Mellstock Road, Oakdale, Poole BH15 3DN
Guide Price £425,000 Freehold





**** SOLD BY KEY DRUMMOND - SIMILAR PROPERTIES REQUIRED **** A beautiful and expansive family residence nestled in the centre of Oakdale. This exceptional property features an entrance hallway, an impressive living space that seamlessly integrates a contemporary kitchen, lounge, and dining area, three bedrooms, a master bedroom with an en-suite shower room, a family bathroom, and a conservatory. Outside, there's a meticulously kept rear garden, a generously proportioned front garden, plenty of secure off-road parking behind gates and a garage. Additional advantages include double-glazed windows, central heating, and no onward chain.

Storm Porch:

Entrance Hallway:

Kitchen:

4.33 x 3.11 (14'2" x 10'2")

Lounge:

5.06 x 3.35 (16'7" x 10'11")

Dining Area:

3.23 x 2.84 (10'7" x 9'3")

Conservatory:

3.05 x 2.23 (10'0" x 7'3")

Master Bedroom:

4.44 x 3.35 (14'6" x 10'11")

En-Suite Shower Room:

Bedroom Two:

3.58 x 3.37 (11'8" x 11'0")

Bedroom Three:

3.43 x 3.37 (11'3" x 11'0")

Family Bathroom:

Garage:

5.31 x 2.92 (17'5" x 9'6")

Tenure

Tenure: Freehold

Postcode: BH15 3DN

EPC: D

Council Tax: D

School Catchment Area: Please contact BCP for current admission information

Key Drummond Properties:

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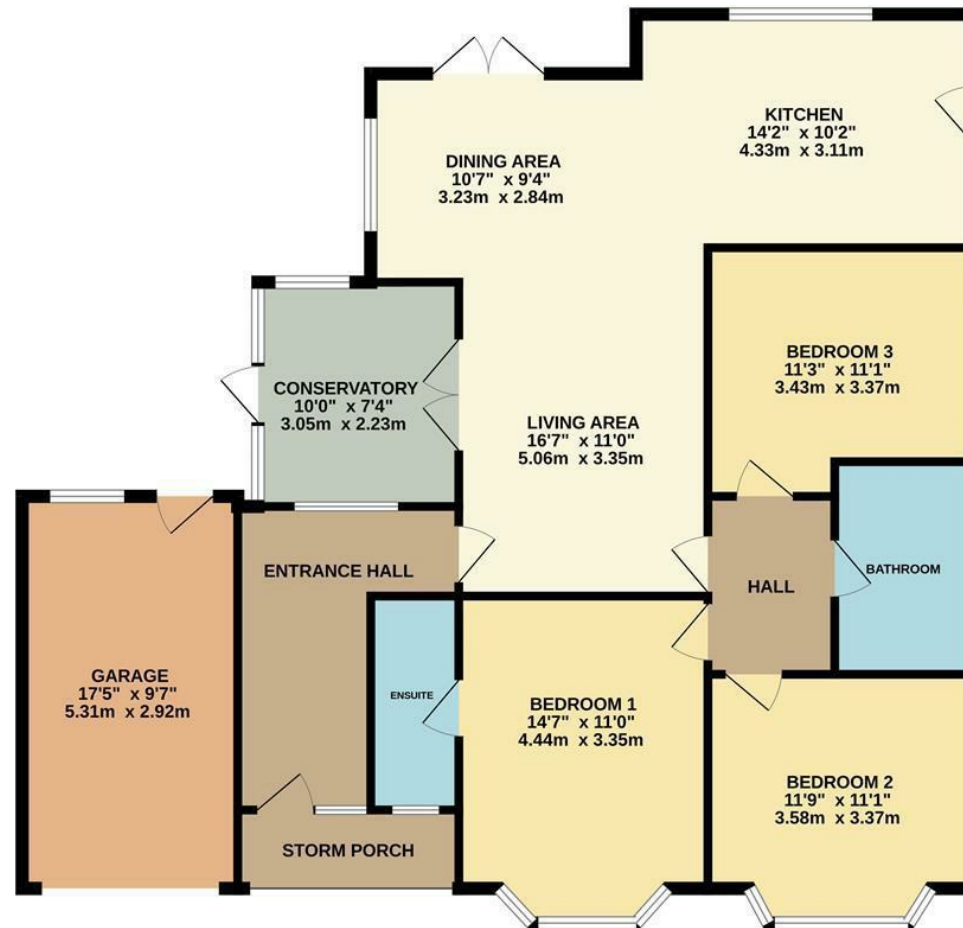
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GROUND FLOOR
1273 sq.ft. (118.3 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.3 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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All room dimensions given above are approximate measurements

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(68-80) C			79
(55-68) D		61	
(38-54) E			
(21-38) F			
(1-20) G			