



GROUND FLOOR  
APPROX. FLOOR  
AREA 920 SQ.FT.  
(85.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 763 SQ.FT.  
(70.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1682 SQ.FT. (156.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Oakdale

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KEY DRUMMOND  
ESTATE AGENTS



## 26 Palmer Road, Oakdale, Poole BH15 3AR

### Guide Price £350,000

**\*\* SALE AGREED BY KEY DRUMMOND \*\*** This extended four/five bedroom semi detached family home is situated in a popular part of Oakdale. Close to all local amenities and schools this well presented property offers modern kitchen, lounge with log burner, a lovely conservatory, separate dining room/bedroom to the front of the property, four double bedrooms upstairs, master bedroom with modern en-suite shower room, family bathroom, double glazing, central heating and integral garage which could be further converted if needed. Outside there is ample off road parking to the front and an enclosed attractive rear garden. We highly recommend an internal inspection to fully appreciate the size and standard of the accommodation on offer.

- OVER 1600 SQ FT OF ACCOMMODATION
- THREE RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- FOUR BEDROOM SEMI-DETACHED HOUSE
- EN-SUITE & FAMILY BATHROOM
- AMPLE OFF ROAD PARKING & GARAGE



Palmer Road

This property has over 1600 sq ft of accommodation with three reception rooms, kitchen and FOUR double bedrooms one with an en-suite and a good sized family bathroom. Close to local schools and amenities this well presented semi-detached family home offers an excellent chance to own a property in one of Oakdale's most popular residential roads. Well maintained enclosed rear garden, ample off road parking and a garage.

Location:

Close to local schools, shops and amenities and just over one and a half miles from the centre of Historic Poole with its beautiful 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. Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.

Entrance Hall:

Lounge:

16'0" x 10'9" (4.9 x 3.3)

Dining Room:

11'1" x 10'9" (3.4 x 3.3)

Conservatory:

12'9" x 12'1" (3.9 x 3.7)

Kitchen:

14'1" x 11'1" (4.3 x 3.4)

Stairs to First Floor Landing:

Master Bedroom:

13'1" x 11'5" (4 x 3.5)

En-Suite:

7'6" x 6'10" (2.3 x 2.1)

Bedroom Two:

13'1" x 10'5" (4 x 3.2)

Bedroom Three:

13'1" x 11'1" (4 x 3.4)

Bedroom Four:

11'5" x 6'6" (3.5 x 2.)

Family Bathroom:

6'10" x 6'10" (2.1 x 2.1)

Ample Off Road Parking

Garage:

Enclosed Rear Garden:

Tenure: FREEHOLD

SAT NAV: BH15 3AR

EPC rate: C

Council Tax Band: C £1492.41 2018/2019

School Catchment Area:

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

