

ATHERTONS

ESTATE & LETTING AGENTS

EST. 1985

11 Enfield Avenue, Oakdale

Poole

Guide Price **£425,000**

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BEAUTIFUL UNIQUE RESIDENCE - An exceptional and one-of-a-kind detached residence that must be seen to be truly appreciated. Offering over 1,300 square feet of living space, this impressive home boasts a beautiful modern kitchen, a generous lounge/dining area with a charming log burner, a spacious conservatory, and a distinctive master bedroom suite featuring a fantastic walk-in wardrobe (formerly bedroom two). The stunning bathroom is complemented by a separate WC. The exterior provides a delightful, low-maintenance garden with steps leading down to a private resin and paved sun terrace, offering ample storage space. The property also features two detached garages, generous off-road parking, double glazing, central heating, and owned solar panels, providing free electricity for the owners. Additionally, there is potential to subdivide the plot and possibly construct a new dwelling on the large sun terrace and one of the detached garages, subject to the necessary planning permissions being obtained.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

1373 sq.ft. (127.5 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.5 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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