



**ATHERTONS**  
ESTATE & LETTING AGENTS

EST. 1985

**37 Old Farm Road, Oakdale, Poole, BH15 3LL**

Guide Price **£175,000**



Offered for sale with no forward chain and a brand new lease on completion, this well-appointed home presents an ideal opportunity for first-time buyers, downsizers, or investors. The accommodation comprises an entrance hallway with a utility area, a contemporary fitted kitchen, a modern bathroom, and a bright and airy lounge with sliding doors opening onto the garden.

There is a spacious double bedroom, double glazing throughout, gas central heating, and ample off-road parking.

A particular highlight is the generously sized west-facing garden, featuring a lovely patio area that leads to a large lawn, perfect for enjoying the afternoon sun or entertaining guests.







Oakdale is a well-established residential suburb located just north of Poole town centre in Dorset, South West England. Known for its peaceful streets, strong sense of community, and convenient access to local amenities, Oakdale offers a comfortable and balanced lifestyle for families, professionals, and retirees alike.

The area features a mix of post-war houses, bungalows, and modern developments, making it architecturally diverse while maintaining a quiet, suburban charm. Its main road, Wimborne Road (part of the A35), provides excellent transport links to central Poole, Bournemouth, and surrounding areas, with reliable public bus services running frequently.

Oakdale is home to several highly regarded schools, including Stanley Green Infant Academy and Oakdale Junior School, as well as St. Edward's School, a joint Church of England and Roman Catholic secondary school. Council

Tax band: A

Tenure: Leasehold

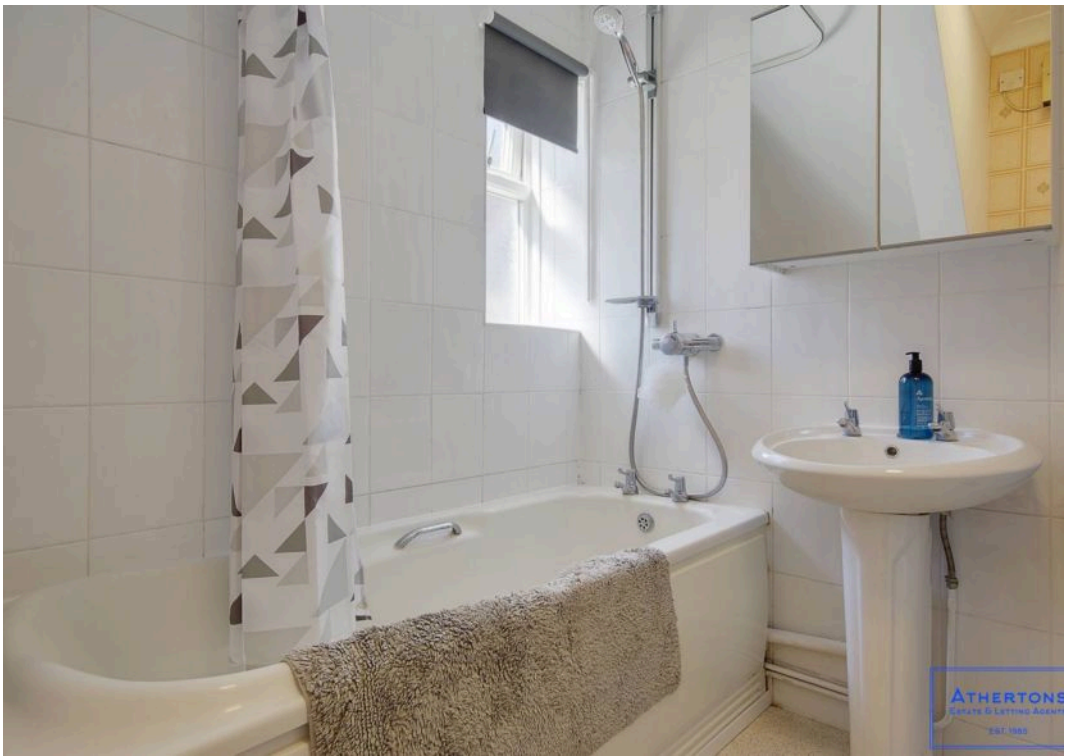
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

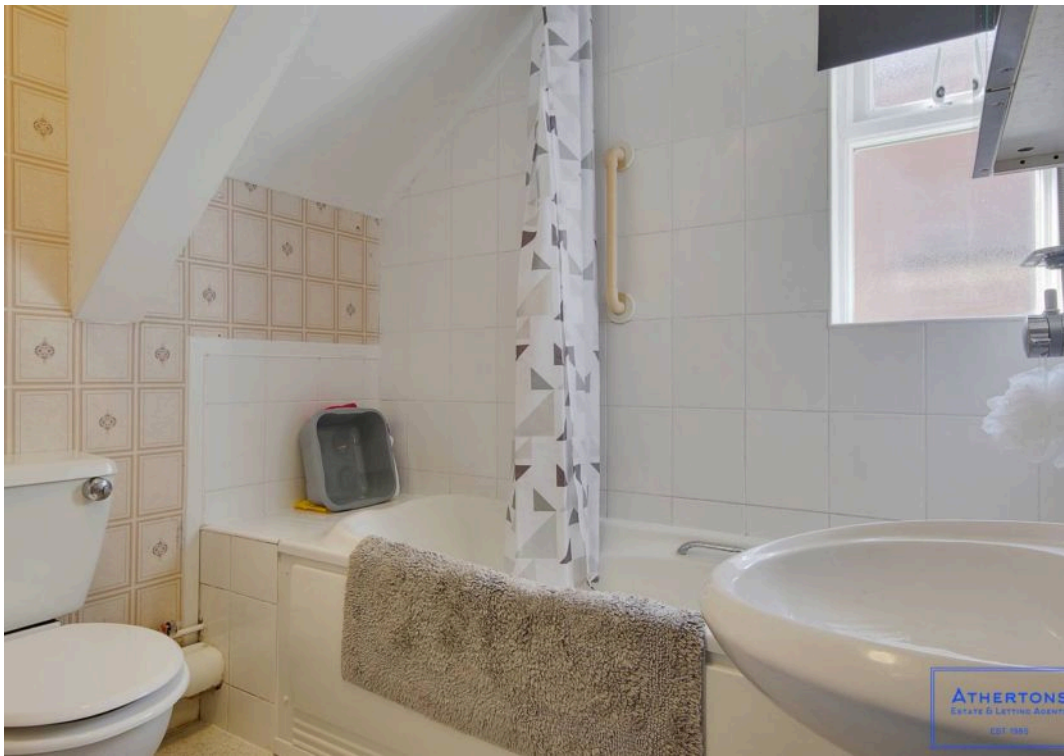






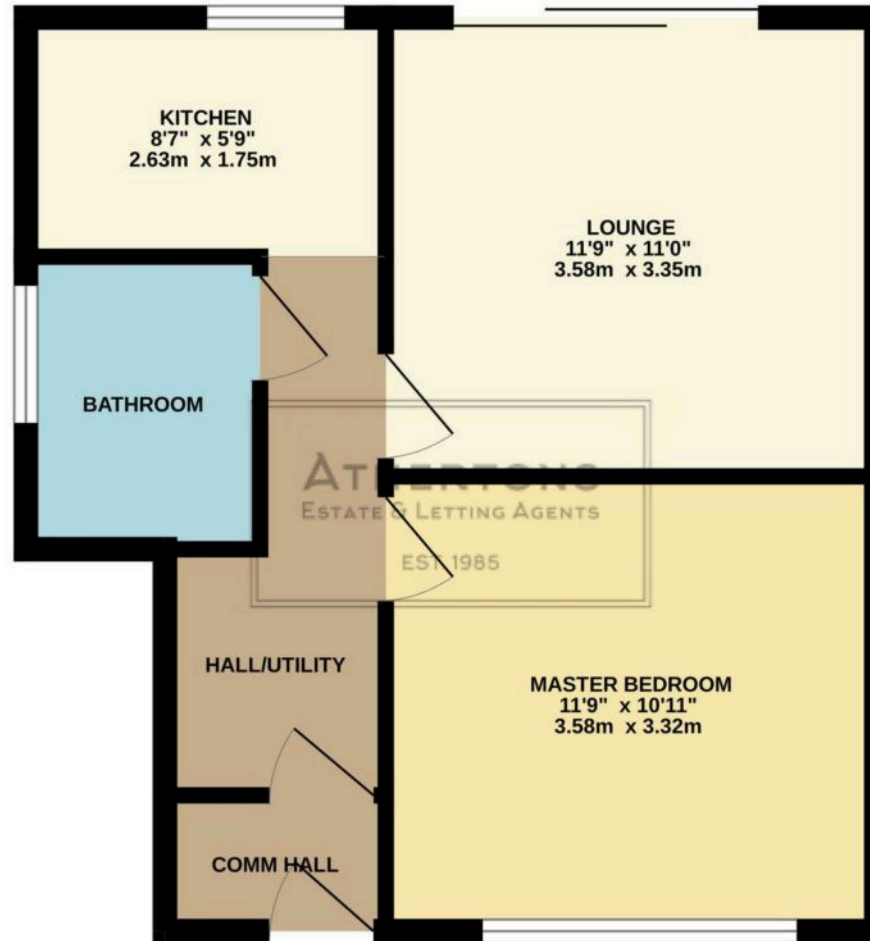








GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 415 sq.ft. (38.6 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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## Athertons Estate Agents

14 Dorchester Road, Oakdale - BH15 3JY

01202 681113 • [poole@athertonsea.com](mailto:poole@athertonsea.com) • <http://www.athertonsestateagents.com>

