







## Property Description

### History:

Oakdale, once farmland, was established in the late 1940s–50s to meet post-war housing needs. It developed civic institutions (churches, schools, library), amenities, and became an electoral ward. Its growth reflects Poole's wider urban expansion and modernisation in the 20th century. It is now a popular and much favoured location, having easy access to rail roads and countryside.

### Life Style:

Oakdale in Poole offers a mix of community amenities and leisure options, with a strong community feel. Families benefit from local schools and green spaces like Oakdale Park.. Sports fans can enjoy Poole Town FC's and for fitness and recreation, nearby Rossmore Leisure Centre offers a gym, pool, and classes, while Ashdown Leisure Centre provides football, basketball, and tennis facilities. Residents also have easy access to Upton Country Park and Canford Heath for nature walks and cycling. With its parks, sports facilities, and family-friendly amenities, Oakdale combines suburban calm with convenient access to Poole's coastal lifestyle.

### The Property:

A Three bedroom detached bungalow with planning permission to extend upwards and outwards (ask for the planning reference number). Next door have recently undergone a similar conversion. The property itself requires a degree of updating and modernising but provides the opportunity to design and build a family home to suite your needs.

### Entrance Hall

Double glazed entrance door leading to the entrance hall with access and doors to all rooms. Access to part boarded loft with put down ladder. Radiator. Picture Rails.

### Reception Room

South facing Splay bay with double glazed windows overlooking the front garden area. Good sized square room with picture rails and radiator.

### Kitchen

Double glazed windows to West and North and Door leading to the garden and rear patio are and Garage. Range of base and eye level units with inset sink and mixer taps. Cooker space. further range of eye and base units to opposite wall. Plumbing for washing machine. Wall mounted Gas Boiler.



### **Bedroom 1**

Facing East large double glazed window. fitted Radiator and Picture Rails.

### **Bedroom 2**

Bedroom 2 has a double glazed bay style window to the side of the property.

### **Bedroom 3**

Large North facing double glazed window overlooking the garden. Radiator. Picture Rails.

### **Bathroom**

West facing Frosted Double Glazed Window to side of the property. Fully tiled bathroom with white bathroom suite panelled bath with separate electric shower. Wall hung wash hand basin.

### **Front Garden**

Front Garden area is mainly hard standing and drive with herringbone block paving and shrub and flower boards. There is parking for four maybe five cars. Access to side Entrance door and driveway access to back garden and garage.

### **Rear Garden**

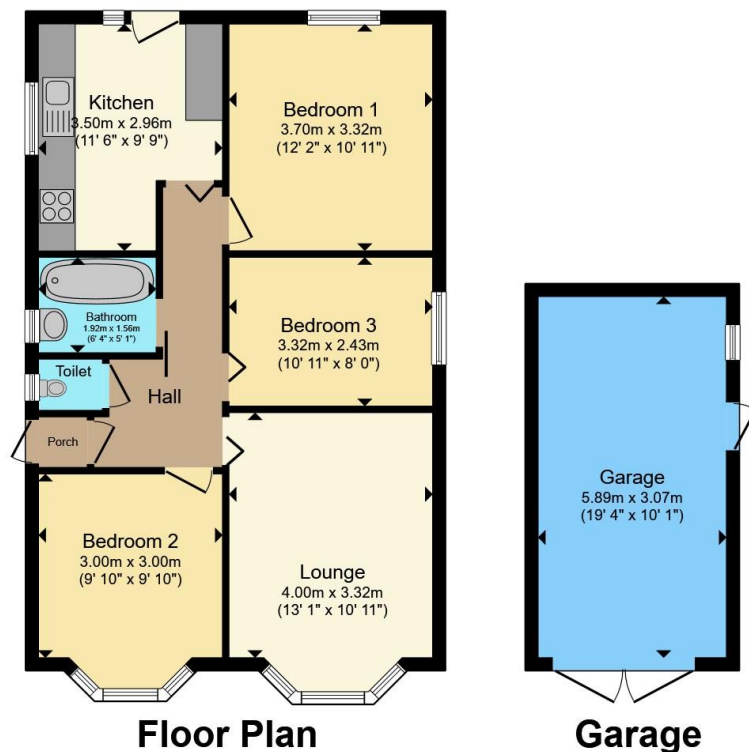
Mature Garden lain mainly to lawn with mature tree and shrub borders as well as a large wooden garden shed.

### **Driveway And Garage**

The driveway is approached via a drop kerb from the road and opens out into the front garden with parking for 4 or 5 cars, access to the rear garden where there is a pre-caste concert constructed garage.



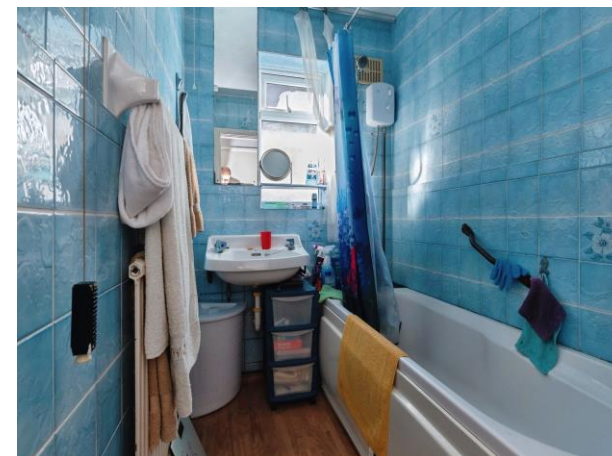




Total floor area 86.1 m<sup>2</sup> (927 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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### directions to this property:

From Poole railway station head North and Turn right toward Serpentine Rd, at the roundabout, take the 1st exit onto Serpentine Rd continue along Serpentine Rd and at the roundabout take the 1st exit onto Wimborne Rd/B3093, Continue to follow Wimborne Rd for 1 mile and Turn right onto Dorchester Rd and Turn left onto Brampton Rd the property will be located on the left hand side with a board marking the properties location.

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold



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