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EST. 1985
FOR SALE
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99 Stanley Green Road, Oakdale, Poole, BH15 3AD

Guide Price £490,000



99 Stanley Green Road

Oakdale, Poole

A stunning family home that has been thoughtfully and tastefully refurbished throughout, ideally positioned in a highly convenient location within Oakdale. With Holes Bay, Poole Town Centre and Fleets Bridge all within easy reach, the property perfectly balances accessibility with comfortable family living.

The home is entered through a useful porch, leading into a welcoming, well-proportioned entrance hallway. The ground floor accommodation has been designed with both style and practicality in mind, featuring a sleek, modern kitchen fitted with a range of integrated appliances, which flows seamlessly into a spacious dining room ideal for both everyday living and entertaining.

To the front of the property, a cosy snug-style lounge provides a relaxing retreat, while to the rear, a versatile conservatory/utility room offers additional living space with direct access to the garden. A contemporary downstairs cloakroom completes the ground floor.

Upstairs, the property offers three well-appointed bedrooms, all beautifully presented, alongside a stylish and modern family bathroom finished to a high standard.



Further benefits include double glazing and gas central heating, ensuring comfort and efficiency throughout.

Externally, the property truly excels. The rear garden is a standout feature, offering a magnificent south-facing aspect. A generous patio area provides the perfect setting for outdoor dining and entertaining, leading onto an extensive lawn ideal for families and those who enjoy outdoor space.

In addition, a detached double garage presents excellent potential for conversion into a home office, studio, or gym (subject to the necessary consents), adding further versatility to this exceptional home.

This is a superb opportunity to acquire a beautifully finished property in a sought-after and well-connected location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Stunning Family Home
- Refurbished To Show Home Standard
- Three Bedrooms
- Wonderful Kitchen/Dining Room
- Conservatory & Utility Room
- Beautiful South-Facing Rear Garden
- Ample Off-Road Parking, Car Port & Detached Garage









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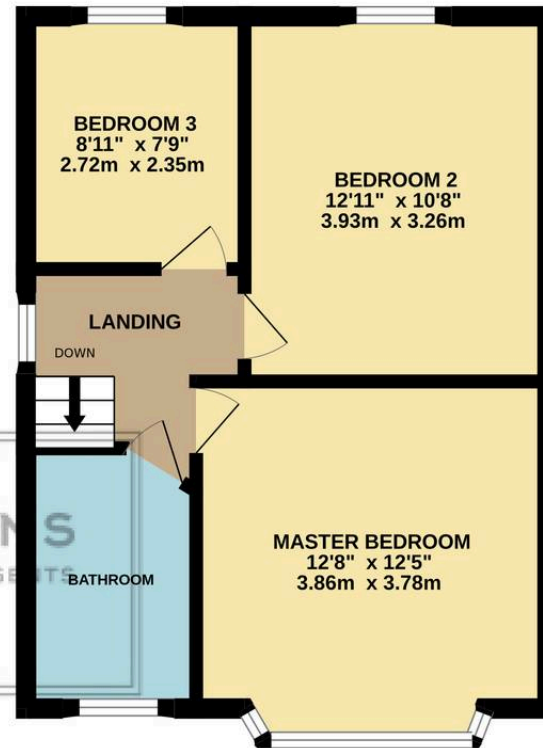


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GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1097 sq.ft. (102.0 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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