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ESTATE & LETTING AGENTS

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EST. 1985

**25 Curlieu Road, Oakdale, Poole, BH15 3RJ**

Guide Price **£425,000**





## 25 Curlieu Road

Oakdale, Poole

A much-loved family home, ideally situated in a popular and peaceful residential area of Oakdale, Poole. This attractive property offers well-balanced accommodation, beginning with a welcoming entrance hallway leading to a bright bay-fronted lounge, a separate dining room with patio doors opening onto the rear garden, and a fitted kitchen.

Upstairs, the home provides two generous double bedrooms, a well-proportioned single bedroom, a modern shower room and a separate WC.

Externally, the property enjoys a wonderful rear garden, perfect for family life and entertaining, along with ample off-road parking and a detached garage. Further benefits include double glazing, central heating and the significant advantage of **no forward chain**, making this an excellent opportunity for families and buyers seeking a smooth purchase.





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.

Community life is further enriched by local landmarks like St George's Church and nearby parks, which host regular events and family-friendly activities. With a good selection of local shops, takeaways, pubs, and easy access to both the coast and countryside, Oakdale combines suburban comfort with Dorset's natural beauty – making it a popular and welcoming place to call home.

Council Tax band: D

Tenure: Freehold

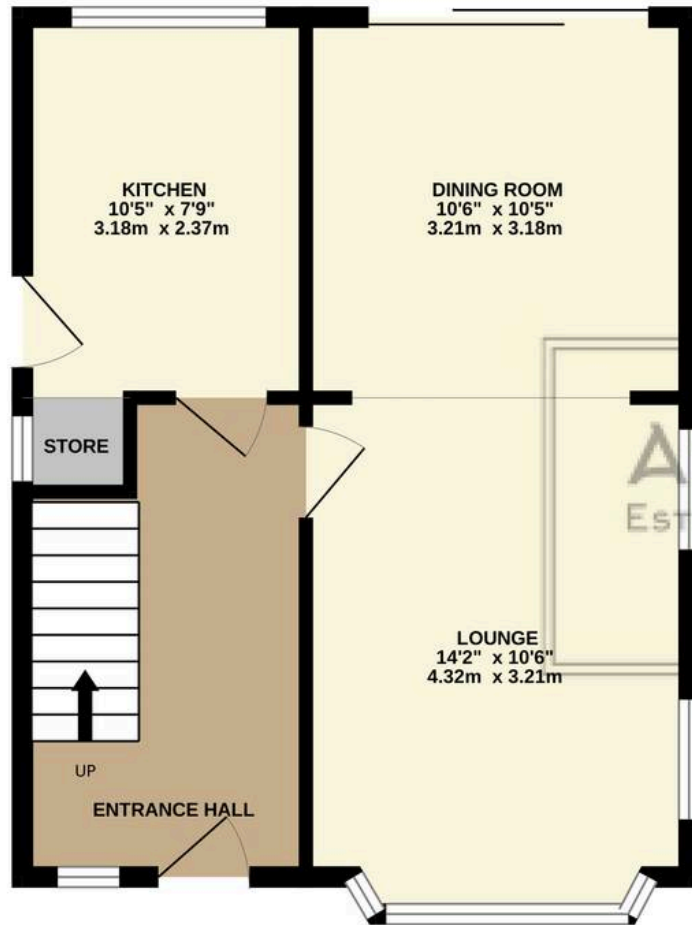
EPC Energy Efficiency Rating: D



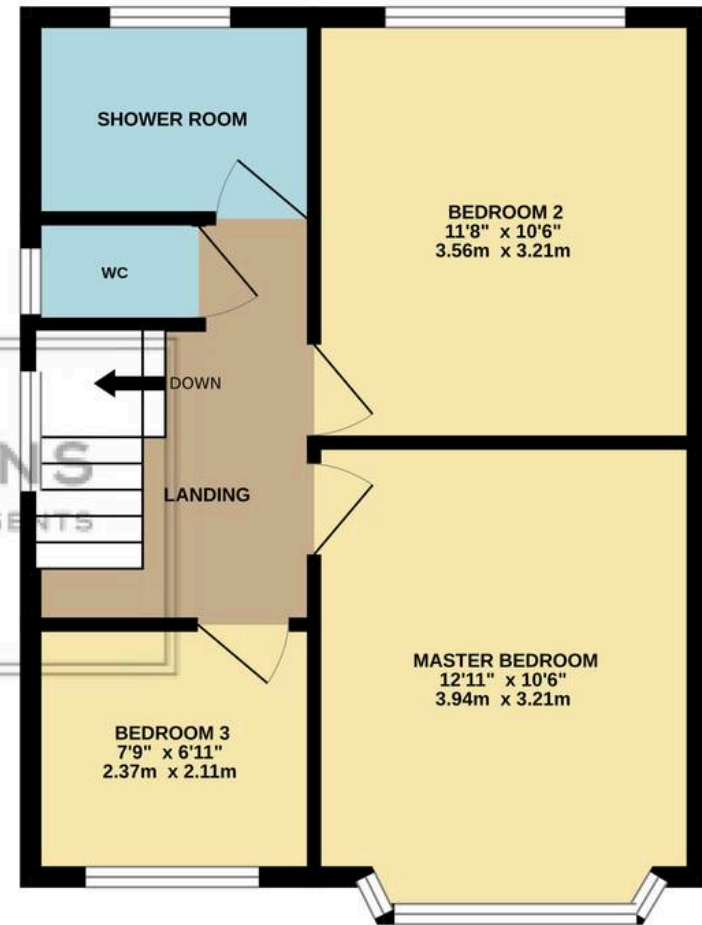




GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 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

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