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FOR SALE
01202 688000
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40 Jolliffe Road

Oakdale, Poole, BH15 2HD

Guide Price **£400,000**

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Poole

Set within one of the most popular and well-connected parts of Heckford Park, this spacious three-bedroom family home presents an excellent opportunity for buyers looking to put their own stamp on a property. Offered to the market with the benefit of no forward chain, and in need of some refurbishment, the home has genuine potential to be transformed into a fantastic family residence in a sought-after location.

Heckford Park itself is a well-regarded and convenient area, within easy reach of Poole town centre, local schools, shops and everyday amenities, with excellent transport links and open green space close by, making it an ideal setting for families and commuters alike.

Stepping inside, the property opens into a welcoming entrance hallway that sets the tone for the accommodation beyond. The generous lounge is a particular highlight, with three windows allowing natural light to flood the room throughout the day, creating a bright and inviting space to relax and entertain. To the rear, the spacious kitchen/breakfast room offers ample room for a dining table and everyday family living, while patio doors open directly onto the rear garden, perfect for indoor-outdoor living during the warmer months.

To the first floor, the home offers three bedrooms, providing comfortable and flexible accommodation to suit a growing family, home office or guest space. These are complemented by a good-sized family bathroom. Throughout, the property benefits from central heating and double glazing, offering a comfortable and efficient foundation to build upon. Externally, the home continues to impress. The private, south-facing rear garden enjoys sunshine throughout much of the day and is thoughtfully laid to a combination of decking and lawn, ideal for outdoor dining, entertaining or simply relaxing in a peaceful setting. To the front, a good-sized driveway provides off-road parking and leads to double gates opening onto a further area of hardstanding, offering additional parking or storage potential, along with a convenient outside toilet.

With its generous proportions, desirable south-facing garden, ample parking and no onward chain, this is a wonderful opportunity to acquire a home with real scope to add value in a consistently popular Poole location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E





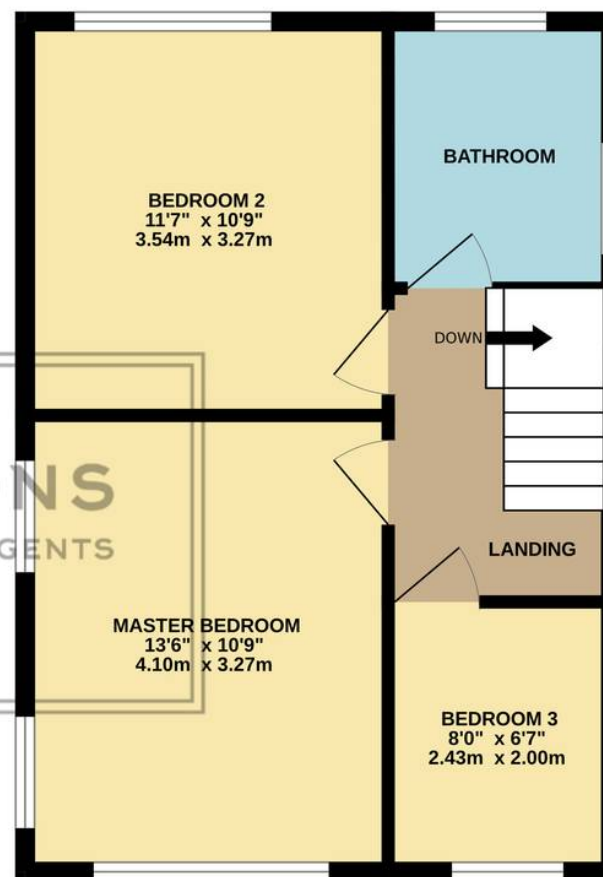




GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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