

ATHERTONS
ESTATE & LETTING AGENTS

EST. 1985

62 Dorchester Road, Oakdale, Poole, BH15 3RA

Poole

ATHERTONS
Offers Over **£400,000**

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62 Dorchester Road

Oakdale, Poole

NO CHAIN - A much-loved family home occupying a popular position in the ever-desirable Oakdale area of Poole, offered to the market with the added benefit of no forward chain. This well-presented property offers spacious and versatile accommodation throughout, making it an ideal purchase for families and those looking to settle in this sought-after location.

The ground floor comprises a welcoming entrance hallway, a bright lounge with a bay window to the front, and a separate dining room with double doors opening through to a conservatory, a wonderful additional living space overlooking the garden. A kitchen and a convenient downstairs cloakroom complete the ground floor accommodation.

To the first floor there are two great-sized double bedrooms and a further single bedroom, ideal as a child's room, nursery or home office, served by a family bathroom. The property is finished throughout with double glazing and central heating for year-round comfort and efficiency.

Outside, the low-maintenance rear garden is laid to artificial lawn, offering an attractive and easy-to-manage space to relax and enjoy. A gated driveway leads to a detached garage, while the block-paved frontage provides additional off-road parking.

Oakdale is a well-established and popular residential area of Poole, favoured by families and professionals alike for its excellent blend of convenience and community feel. The area is well served by local amenities including shops, cafés and supermarkets, while Poole town centre, with its shopping, restaurants and historic Quay, is just a short drive away. Families are drawn to Oakdale for its selection of well-regarded schools catering for all ages, and the area benefits from good transport links, with regular bus routes and Poole mainline railway station nearby offering direct services to London Waterloo. The stunning beaches of Sandbanks, the natural beauty of Poole Harbour and the open spaces of Poole Park are all within easy reach, making Oakdale a superb base for enjoying everything this sought-after corner of Dorset has to offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

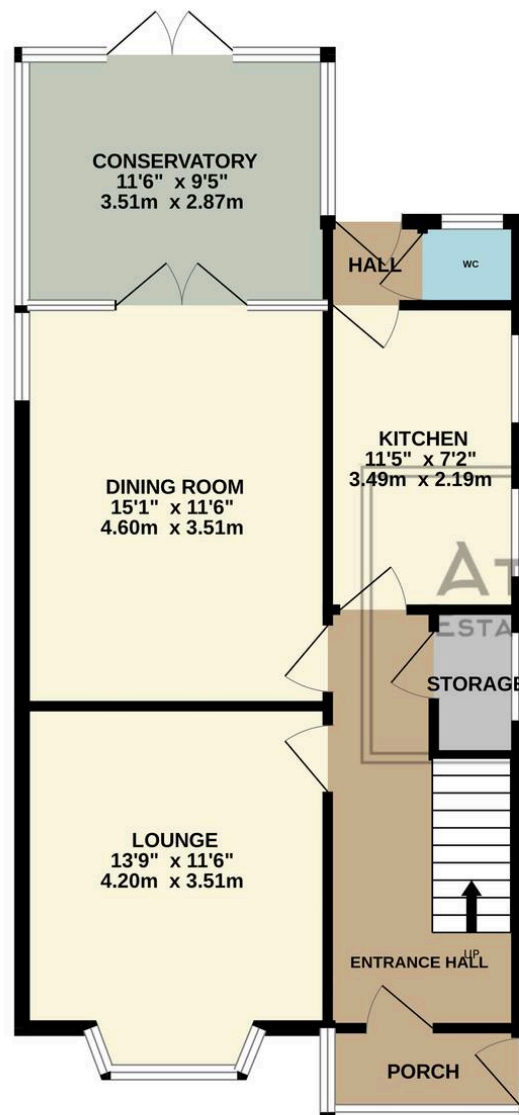








GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.9 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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