



## 15 Pound Lane, Poole, BH15 3PS

£450,000

- Three Double Bedroom Chalet Bungalow
- Spacious Open Plan Living Space
- Popular Location
- Ideal to Split into Two Dwellings
- Good Size Rear Garden
- No Forward Chain
- Gas Central Heating
- Parking To Front
- Three Bathrooms

# 15 Pound Lane, Poole BH15 3PS

A very spacious three double bedroom detached chalet bungalow situated in a popular location close to local amenities and easy access to Poole Town Centre. the property is a great family home, but also has the option of arranging as two separate dwellings, ground and first floor apartments, ideal for generational living or possibly home and income. Open plan contemporary living on the ground floor leads to a good size rear garden. Offered with no forward chain.

 3  3  1  C Council Tax Band: C



## Property Details

### Area

Oakdale is known as a quiet, residential suburb with a relaxed pace of life. It has a strong community feel and is generally considered a safe, comfortable place to live, making it especially attractive for families and older residents.

One of Oakdale's biggest advantages is its proximity to Poole town centre, just a short drive away and excellent transport links provide easy access to Bournemouth, and surrounding areas. The area is home to several well-regarded schools, and has a range of shops, takeaways, pubs, and essential services, meaning residents don't need to travel far for essential daily needs.

Residents benefit from nearby parks, play areas, allotments, and open fields, plus easy access to Dorset's coastline and countryside. This supports an active, outdoor lifestyle.

### Description

Accommodation Comprises, covered porch, front door to ENTRANCE HALL, door through to LOUNGE/DINER, a very spacious room with separate living and dining space, sliding patio doors to rear, a contemporary open plan space KITCHEN, range of black granite work surfaces with eye and low level cupboards and drawers for storage, space for various appliances, built in oven and hob, part tiled, window to side and sliding patio doors to CONSERVATORY. tiled floor, radiator, door to rear garden

GROUND FLOOR BATHROOM, corner bath, separate shower cubicle, wash hand basin, heated towel rail, fully tiled.

GROUND FLOOR BEDROOM THREE, double room with bay window to front, range of fitted wardrobes

SHOWER ROOM, off the inner hall, corner shower cubicle, low level w.c. wash hand basin, fully tiled

INNER HALL, boiler cupboard, understairs recess, access to side, can be used as a separate entrance with stairs to first floor landing. Perfect as an OFFICE/STUDY AREA

LANDING, hatch to loft space

BEDROOM ONE, spacious double room, built in wardrobe, eave storage

BEDROOM TWO, spacious double room, Juliette balcony

KITCHEN/STORAGE AREA, range of cupboards, sink, window to side

SHOWER ROOM, walk in shower with glazed screen, vanity wash hand basin, low level w.c. heated towel rail, window, fully tiled,

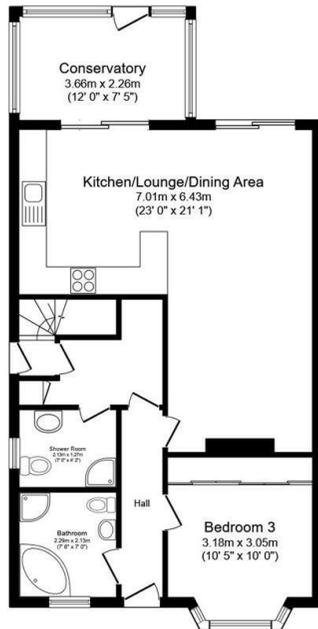
OUTSIDE - REAR GARDEN, good size mainly laid to lawn with various borders, 2 garden sheds to remain, fully enclosed by timber panel fencing, side access to the

FRONT - providing off road parking

### Tenure

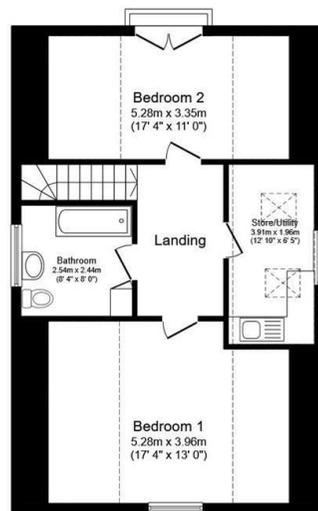
Freehold





**Ground Floor**

Floor area 75.2 sq.m. (809 sq.ft.)

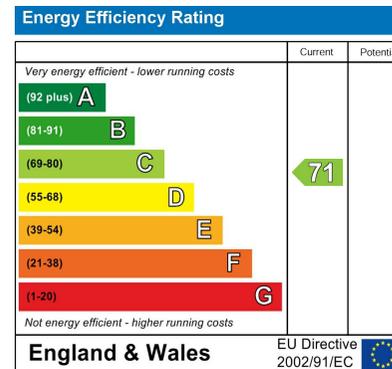


**First Floor**

Floor area 65.3 sq.m. (703 sq.ft.)

Total floor area: 140.5 sq.m. (1,512 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



## Viewings

Viewings by arrangement only.  
Call 01202 88 90 88 to make an appointment.