



## Hamble Road, Oakdale, Poole, BH15 3NL

Asking Price £450,000

- Three Double Bedrooms
- Beautifully Presented
- Kitchen / Dining Room
- Bathroom & Shower Room
- Cul-De-Sac Position
- Detached Chalet Style Bungalow
- Good Size Rear Aspect Lounge
- Additional Office
- Lovely Southerly Rear Garden
- Driveway With Off Road Parking

BEAUTIFULLY PRESENTED DETACHED CHALET STYLE BUNGALOW SITUATED IN A QUIET CUL-SAC-POSITION IN OAKDALE / LOVELY SOUTHERLY REAR GARDEN BACKING ON TO A SCENIC WOODLAND AREA >>> Greys Estate Agents are delighted to offer for sale this beautifully presented detached chalet style bungalow situated on a good size plot and in a lovely cul-de-sac position in the popular Oakdale area in Poole. The property comprises: Three bedrooms, good size lounge with a feature log burner, kitchen / dining room, a separate office, family bathroom and an additional shower room. Other benefits include UPVC double glazing, gas central heating, feature Solar Panels with a battery system, a water softener and a detached garage / shed. There is also a Southerly rear garden backing on to a lovely woodland area and a driveway providing off road parking for a few vehicles.



### Lounge

19'1" x 12'0" (5.837 x 3.679)

With feature log burner.

### Kitchen / Dining Room

13'7" x 12'0" (4.148 x 3.683)

### Office / Study

12'0" 10'5" max (3.66m 3.18m max)

With fitted desk and a range of cupboards.

### Bedroom One (downstairs)

12'0" x 9'1" into wards (3.66m x 2.77m into wards)

Fitted wardrobe and dressing table.

### Family Bathroom (downstairs)

### Spacious Landing Area

### Bedroom Two (upstairs)

13'8" x 13'1" max (4.166 x 4.007 max )

'L' shaped with some restricted headroom.

### Bedroom Three (upstairs)

13'7" x 13'4" (4.165 x 4.086)

'L' shaped with some restricted headroom

### Shower Room (upstairs)

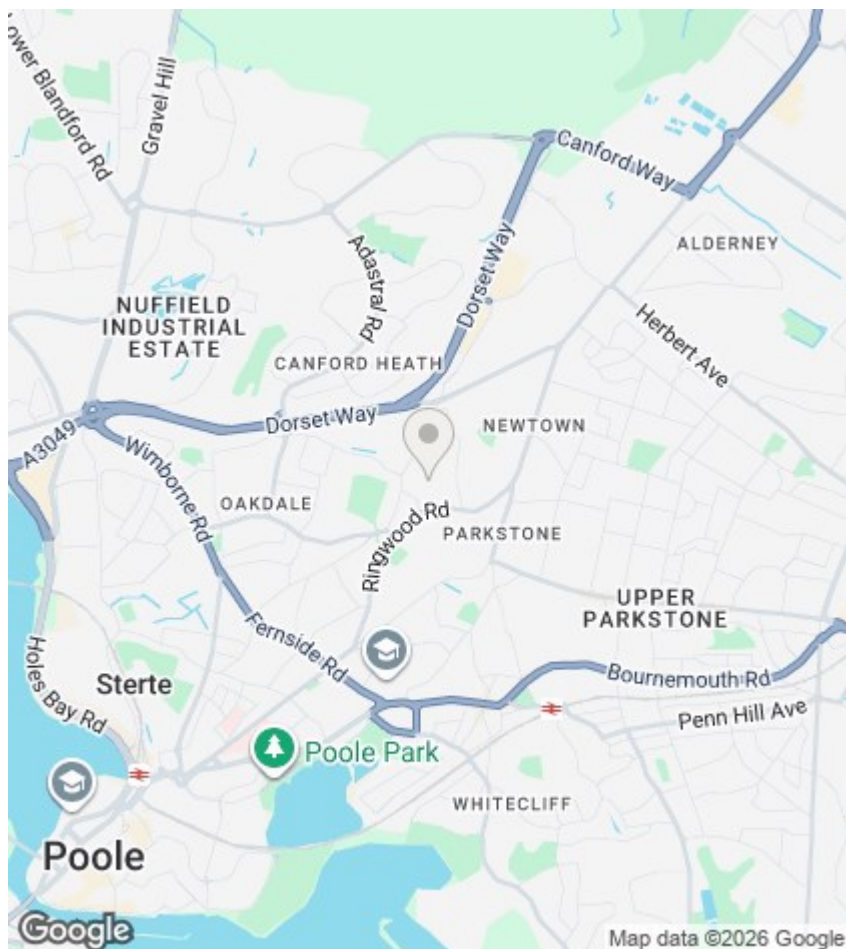
### Detached Shed

With power and lighting. Space for a fridge and tumble dryer. Range of work benches.









## Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

