



11 Enfield Avenue, Oakdale, Poole, BH15 3SG



A surprisingly spacious and very well presented 2 bedroom detached bungalow standing on a generous plot with driveway parking, garage, plus further workshop/store.

- Beautifully presented detached bungalow
- Large modern kitchen/breakfast room
- Modern 4 piece bathroom and 2nd wc
- 2 detached garages
- Landscaped southerly facing garden
- Driveway parking
- Double glazed
- Gas fired central heating
- Conservatory
- PV solar panels
- No forward chain

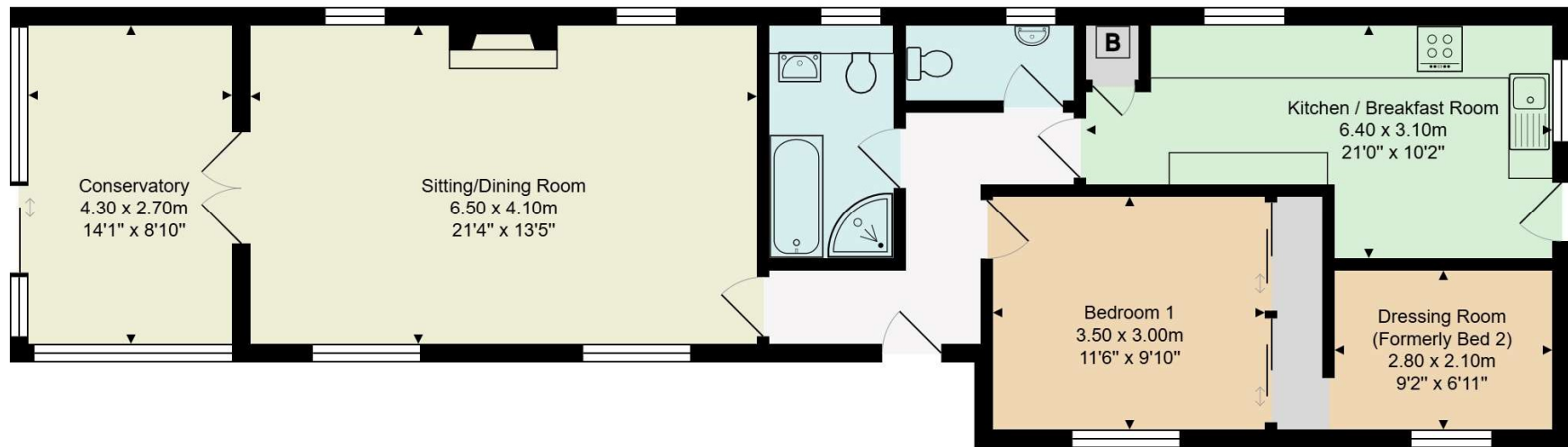
ASKING PRICE:

Guide Price £440,000 (Freehold)

EPC RATING:

Band - tbc





Total Area approximate: 88.4 m² ... 951 ft²

All measurements are approximate and for display purposes only.

LOCATION

The property is located in a quiet residential road in the popular area of Oakdale, a suburb of Poole. There are a number of amenities within Oakdale such as convenience stores, schooling, doctors, as well as bus routes into Poole.

THE PROPERTY

The property is a well presented and maintained detached bungalow. Formerly arranged with 2 bedrooms, the property is now laid out with 1 bedroom with an adjoining dressing room. A door could be reinstated to recreate the second bedroom.

It briefly comprises; an entrance hall, a particularly spacious sitting/dining room with a brick built fireplace with a wood burner. Double doors lead out to the conservatory.

A particular feature is the spacious kitchen/breakfast room with a modern fitted kitchen, fitted appliances include a gas hob, double oven and slimline dishwasher. There is space for a fridge/freezer and washing machine.

PROPERTY CONT.

There is a double bedroom with fitted wardrobes hiding a concealed entrance to the dressing room. The bathroom has modern 4 piece suite including a spa bath, shower, wc and wash basin. There is an additional cloakroom with wc and wash basin.

Outside there is a brick paved driveway providing off road parking and access to the detached garage. There is generous garden to the front and larger garden to the side which has all been landscaped including a large terrace area and garden with artificial grass. There is a further garage/store room.

PLOT POTENTIAL

The seller has sought advice from a planning consultant who has indicated there is strong chance of being able to obtain planning permission for a detached dwelling in the garden. Removal of the conservatory and second garage/workshop would be required.

ADDITIONAL INFORMATION

Council tax – C



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk