



Stanley Green Road, Oakdale, Poole BH15 3AQ

Situated within a popular and convenient location with similar properties around lies this beautifully presented extended detached family chalet bungalow. There is a cosy lounge, 27ft approx. kitchen/diner, three bedrooms and two bathrooms. There is ample off road parking, a generous size westerly facing rear garden and a garage that could easily be used as a home office or gym.

EPC: TBC **Council Tax Band:** D **Price:** £415,000 Freehold







Key Features

- DETACHED FAMILY CHALET BUNGALOW
- ENTRANCE HALLWAY & GROUND FLOOR BATHROOM
- COSY LOUNGE WITH FRENCH DOORS
- STYLISH DUAL ASPECT KITCHEN/DINING ROOM WITH FRENCH DOORS
- THREE BEDROOMS
- FIRST FLOOR BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- GENEROUS SIZE SUNNY ASPECT REAR GARDEN
- AMPLE OFF ROAD PARKING & GARAGE (CURRENTLY STORAGE)
- POPULAR CONVENIENT LOCATION

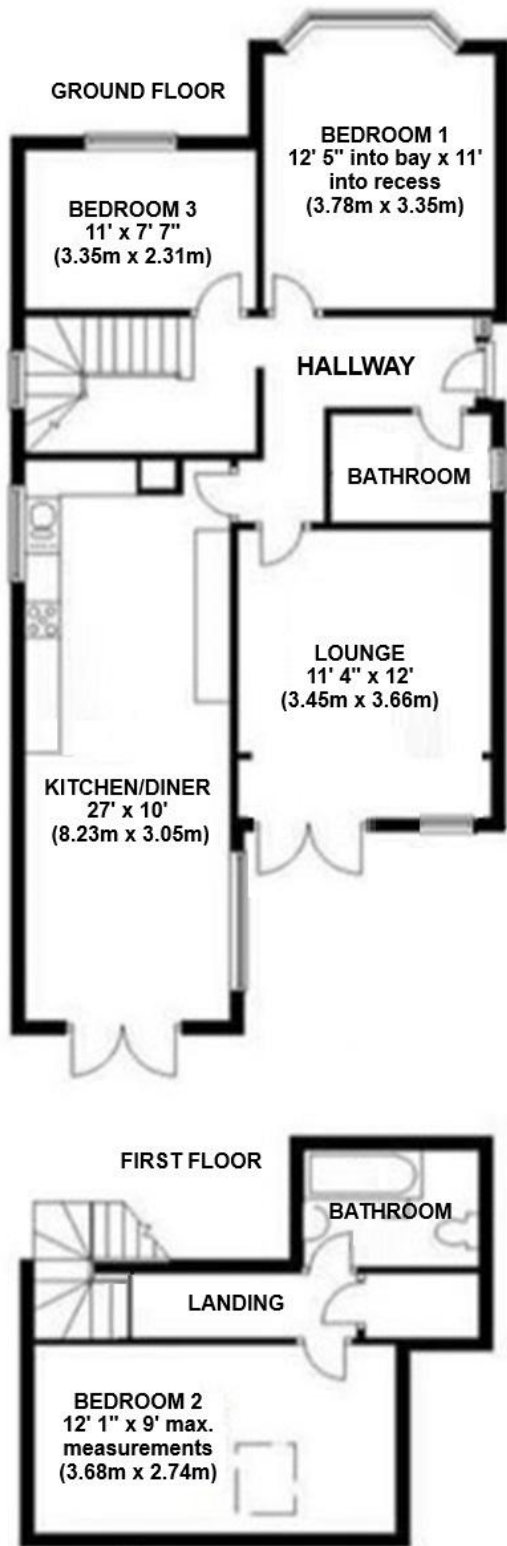
The Property

A composite door gives access into the welcoming entrance hallway and there is a cosy lounge plus a stylish 27ft approx. dual aspect kitchen/diner both with French Doors leading out on to the patio and rear garden. The master bedroom with bay window, bedroom three and a modern fitted bathroom completes the ground floor accommodation. On the first floor you will find bedroom two serviced by an addition bathroom.

The outside front has a large tarmac driveway providing ample off road parking. The drive continues down the side and through a double door wooden

gate where there is a carport and space for storage. The generous size rear garden enjoys a sunny westerly aspect and we feel it offers privacy and seclusion. There is a patio suitable for external garden/dining furniture and a pathway with two sections of lawn either side leads to a further patio to the rear. There is a modern storage shed, a child's Wendy type play house and the garage is used for storage but this could also be a home office or gym.

This wonderful property is immaculately presented and lies in a convenient and popular location close to local schools, amenities, and public transport.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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