



**ATHERTONS**  
ESTATE & LETTING AGENTS

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EST. 1985

**12 Hennings Park Road, Oakdale, Poole, BH15 3QU**

Offers Over £500,000



## 12 Hennings Park Road

Oakdale, Poole

**GUIDE PRICE - £500,000 - £525,000 - NO CHAIN**

**- A charming and substantial family home, positioned on the highly sought-after Hennings Park Road in Oakdale.**

Offering over 1,500 sq. ft. of versatile accommodation, this property has been thoughtfully designed for modern family living.

The ground floor welcomes you with an entrance porch and a spacious hallway, and a convenient downstairs cloakroom. Living space includes a stylish modern kitchen, a comfortable lounge, a separate dining room, and a bright living room with patio doors opening onto the garden, ideal for entertaining and family gatherings.

Upstairs features four well-proportioned bedrooms, including a generous master with an en-suite shower room, complemented by a contemporary, fully fitted family bathroom.

Externally, the property boasts a superb south-facing garden with plenty of space for relaxation and outdoor activities. Additional highlights include an outside utility room and workshop, an integral garage, and ample off-road parking. Further benefits include double glazing, central heating, and the property is offered with **no forward chain**.



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Oakdale is a well-established residential suburb just north of Poole town centre in Dorset, South-West England. Known for its peaceful streets, strong sense of community, and convenient access to local amenities, Oakdale offers a comfortable and balanced lifestyle for families, professionals, and retirees alike. The area features a mix of post-war houses, bungalows, and modern developments, making it architecturally diverse while maintaining a quiet, suburban charm. Its main road, Wimborne Road (part of the A35), provides excellent transport links to central Poole, Bournemouth, and surrounding areas, with reliable public bus services running frequently. Oakdale is home to several highly regarded schools, including Stanley Green Infant Academy, Oakdale Junior School, and St. Edward's School, a joint Church of England and Roman Catholic secondary school. Community life is further enriched by local landmarks like St George's Church and nearby parks, which host regular events and family-friendly activities. With a good selection of local shops, takeaways, pubs, and easy access to both the coast and countryside, Oakdale combines suburban comfort with Dorset's natural beauty – making it a popular and welcoming place to call home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





GROUND FLOOR  
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.

TOTAL FLOOR AREA: 1564 sq.ft. (145.3 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-description. The floorplan is for guidance 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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## Athertons Estate Agents

14 Dorchester Road, Oakdale - BH15 3JY

01202 681113 • [poole@athertonsea.com](mailto:poole@athertonsea.com) • <http://www.athertonsestateagents.com>

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