



**Harbour Hill Crescent, Oakdale  
Poole, Dorset, BH15 3QA**

# Harbour Hill Crescent, Oakdale, Poole, Dorset, BH15 3QA

## Freehold Price £550,000

A luxurious 1930s art deco style chalet bungalow, set on a secluded and generous plot with 3 double bedrooms, a superb kitchen/dining/day room, study which could be used as a 4<sup>th</sup> bedroom, delightful lounge with wood burning stove and a beautiful sun terrace. Other benefits include a landscaped garden, double garage and extra space for a boat or motor home, double glazing and gas central heating. This lovely property is located at the end of a quiet cul-de-sac only one mile away from Poole Park. The area is well-served by schools in both the public and private sectors including two Poole Grammar Schools and the property is in the catchment for Oakdale Junior School.

- Luxurious 1930s art deco style 3-4 bedroom chalet bungalow
- Since purchasing this home, the current owners have made a variety of improvements such as having an extension to provide an extra shower room and utility room, bi-fold doors have been fitted in the lounge and kitchen to provide access onto the sun terrace which they added 2 years ago
- Spacious entrance hall with galleried landing
- Generous lounge with recently fitted wood burner and bi-fold doors leading onto the sun terrace
- Superb kitchen/dining room with a fantastic bay window and bi-fold doors leading onto the sun terrace
- The kitchen is fitted with a range of high gloss white units and includes a ceramic hob, integrated fridge/freezer, dishwasher, oven and microwave
- Separate utility room & separate laundry room
- The stunning sun terrace was added in the last 2 years with ambient lighting and looks out onto the landscaped garden
- 3 double bedrooms & bedroom 4/study
- 2 luxury ground floor shower rooms – one with underfloor heating plus an en suite bathroom to the master bedroom
- Generous parking areas at the front and rear of the plot with space for numerous vehicles including a motorhome or boat etc.
- Double garage with twin up and over doors
- Gas central heating & double glazing
- All curtains, carpets, blinds & summer house with power & light are included in the sale
- Hot tub available by separate negotiation

Harbour Hill Crescent is conveniently located for schools and situated less than two miles from Poole Town Centre, with Poole Quay just a little further on, just over a mile from Ashley Cross with its diverse array of shops, cafes, bars and restaurants, one mile from Poole Park and approximately three miles from the sandy bathing beaches that the area is famous for.

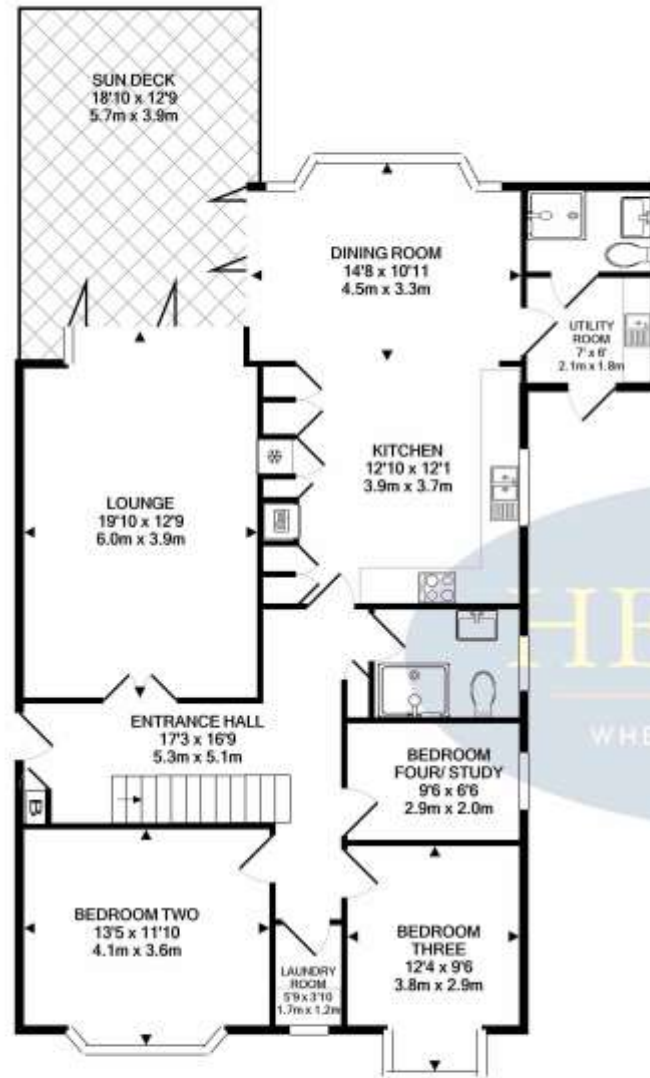
COUNCIL TAX BAND: E

EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







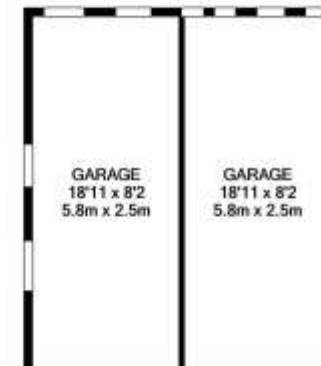
GROUND FLOOR  
APPROX. FLOOR  
AREA 1208 SQ. FT.  
(112.2 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 716 SQ. FT.  
(66.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 1924 SQ. FT. (178.7 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes 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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