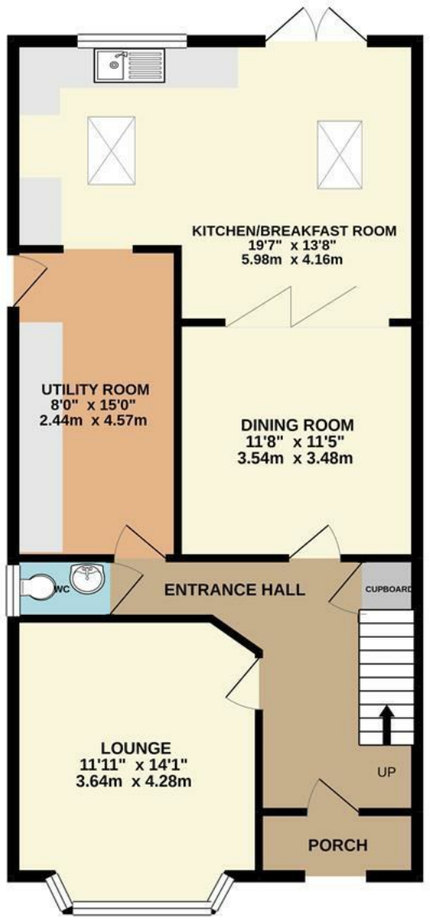
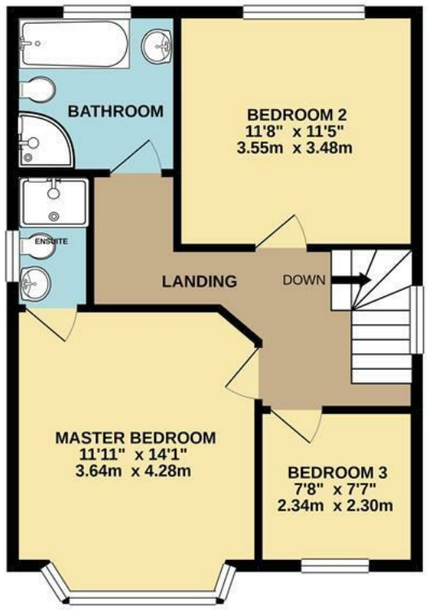
GROUND FLOOR
807 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.1 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-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.
Made with Metropix ©2020

Offices at:
19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE
113 Commercial Road, Ashley Cross, Poole, BH14 0JD
14 Dorchester Road, Oakdale, Poole, BH15 3JY

All room dimensions given above are approximate measurements
These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

PrimeLocation.com rightmove Zoopla.co.uk OnTheMarket.com The Property Ombudsman

Oakdale
Tel: 01202 681113
oakdale@keydrummond.com
www.keydrummond.com

EST. 1977
KEY DRUMMOND
ESTATE AGENTS

66 Hennings Park Road, Oakdale, Poole BH15 3QX
Guide Price £500,000 Freehold

** SALE AGREED BY KEY DRUMMOND WITHIN A WEEK OF MARKETING ** A stunning family home situated in one of Oakdale's premier roads. This fine home is presented in show home condition and offers, entrance hallway, lounge, dining room with log burner, downstairs cloakroom, wonderful extended kitchen/breakfast room, three good sized bedrooms, modern family bathroom, modern en-suite shower room to the master bedroom, double glazing, central heating and driveway. The approx. 150' south facing rear garden is a real feature of the property and benefits from fully insulated studio room, large workshop and wood store. Viewing is highly recommended.

- SALE AGREED BY KEY DRUMMOND
- TWO RECEPTION ROOMS
- APPROX. 150' REAR GARDEN
- WONDERFUL KITCHEN/BREAKFAST ROOM
- TWO BATHROOMS
- DRIVEWAY

Location:
Close to local schools, shops and amenities and just one and a half miles from the centre of Historic Poole including its beautifully kept Poole Park with its boating lake, tennis courts and bowling green. Poole General Hospital, fitness centres, bars, cinema, theatre, restaurants and shopping centre. There are the local Blue Flag beaches of Bournemouth and Sandbanks for the sun worshippers in the family and Poole's local marinas for the boating enthusiasts. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and mainland Europe from Poole ferry port and Bournemouth International airport respectively. Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.

Entrance Porch:

Entrance Hallway:

Lounge:
12'5" x 11'11" (3.80 x 3.65)

Dining Room:
11'6" x 11'5" (3.52 x 3.48)

Kitchen/Breakfast Room:
19'8" x 13'6" (6.01 x 4.13)

Utility Room:
14'11" x 8'0" (4.57 x 2.44)

Downstairs Cloakroom:

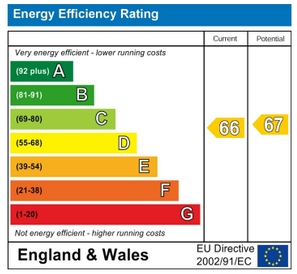
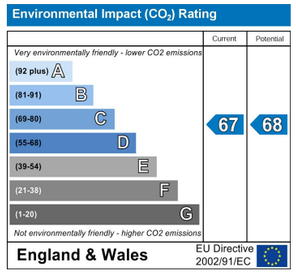
Master Bedroom:
12'5" x 11'10" (3.79 x 3.63)

En-Suite Shower Room:

Bedroom Two:
11'7" 11'4" (3.54 3.46)

Bedroom Three:
7'8" x 7'6" (2.34 x 2.29)

Family Bathroom:

Outside:
Breathtaking rear garden with several mature trees and shrubs. There is also a large studio room, workshop, shed and wood store to the rear of the garden.

Tenure: Freehold
SAT NAV: BH15 3QX
EPC rate: D
Council Tax Band: TBC