

ATHERTONS
ESTATE & LETTING AGENTS

EST. 1985

7 Wingfield Avenue

Oakdale, Poole, BH15 3DQ

Guide Price £475,000

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Poole

A delightful and characterful detached family home occupying a most desirable position in one of Oakdale's premier locations. Beautifully presented throughout, this fine home offers deceptively generous and well-planned accommodation that is sure to appeal to families and those seeking a comfortable home in a sought-after setting.

To the ground floor, a welcoming entrance porch leads through to the hallway, giving access to a charming lounge with open fire, a lovely focal point and the perfect place to relax, along with a separate dining room ideal for entertaining, a well-appointed kitchen, a practical utility room and a convenient downstairs shower room. To the first floor, the property boasts three well-proportioned double bedrooms, served by a recently fitted family bathroom finished to a modern standard.

Further benefits include double glazing and central heating throughout, ensuring warmth and efficiency all year round. Externally, the property enjoys a lovely established rear garden, while to the front a driveway provides off-road parking for numerous vehicles, complemented by a detached garage.

Oakdale is a well-established and popular residential suburb situated just to the north of Poole town centre in Dorset. Known for its friendly community feel, tree-lined streets and convenient location, it offers an appealing mix of period houses, bungalows and modern homes, making it a firm favourite with families, professionals and retirees alike. The area is exceptionally well served by local amenities, with a good range of shops, takeaways, pubs and everyday conveniences close to hand, along with a full-time library and adult learning centre. Excellent transport links run via Wimborne Road, providing quick and easy access into Poole, Bournemouth and the surrounding areas, with regular bus services throughout. Families are particularly well catered for, with several well-regarded schools nearby including Oakdale Junior School, St Mary's Primary School and St Edward's Secondary School. Green open spaces, allotments and two play parks add to the area's appeal, while the beautiful Dorset coastline and countryside are both within easy reach, offering the best of suburban comfort and natural beauty.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D









GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1108 sq.ft. (103.0 sq.m.) approx.
While 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 terms, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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