



**HEARNES**

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

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

## Freehold Price £425,000

A rare opportunity to acquire a true Art Deco 1930's home, immaculately presented and located in this highly sought after area in a quiet cul-de-sac. This outstanding home offers 4 bedrooms, 3 reception rooms, utility room, ground floor cloakroom, study, 2 bathrooms and raised and far reaching views towards Poole Town and The Purbeck Hills.

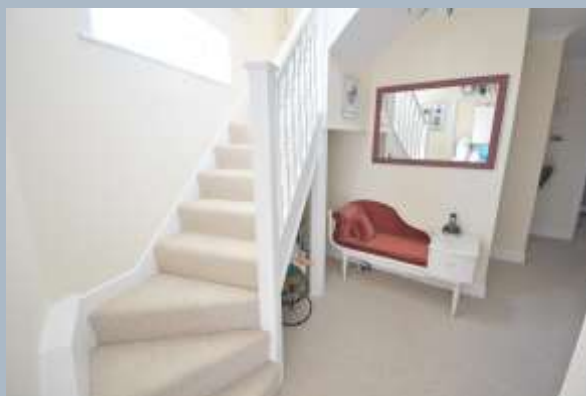
- Rare opportunity
- Detached 1930's Art Deco home
- Current owners have lived in the property for 23 years
- 3 reception rooms, two of which have substantial bay windows
- Utility room and ground floor cloakroom
- Kitchen overlooking the rear garden with a range of light beech units, integrated oven, grill & microwave and 4 ring gas hob
- 4 double bedrooms – one with en-suite
- The 2 double bedrooms at the front enjoy bay windows & far reaching views over Poole Town to the Purbeck Hills
- Family bathroom with white wood effect flooring and a corner bath
- Study on 1<sup>st</sup> floor
- Neutral carpets throughout majority of the property
- Enclosed low maintenance rear garden with high boarded fence and a variety of shrubs
- Raised east facing private decking area, ideal for enjoying a morning coffee
- Carriage driveway
- UPVC double glazing & gas central heating

This lovely home is currently in the catchment for Oakdale Junior School which is approximately a mile away. The property is also conveniently located for Poole Park, just over ½ a mile away, with its leisure facilities and cafes, the bustling and ever popular Poole Quay is just over one and a half miles, and the town centre with its excellent range of shops, cafés and restaurants within a mile. The sandy bathing beaches are also within easy reach, just over three miles away.

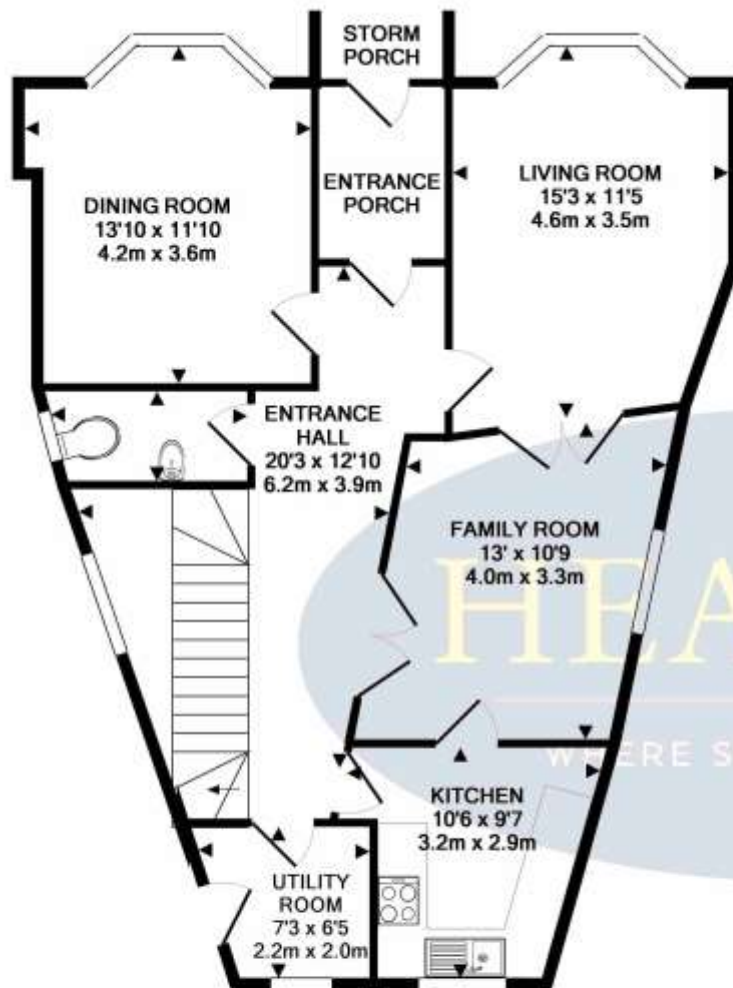
COUNCIL TAX BAND: E

EPC RATE: D

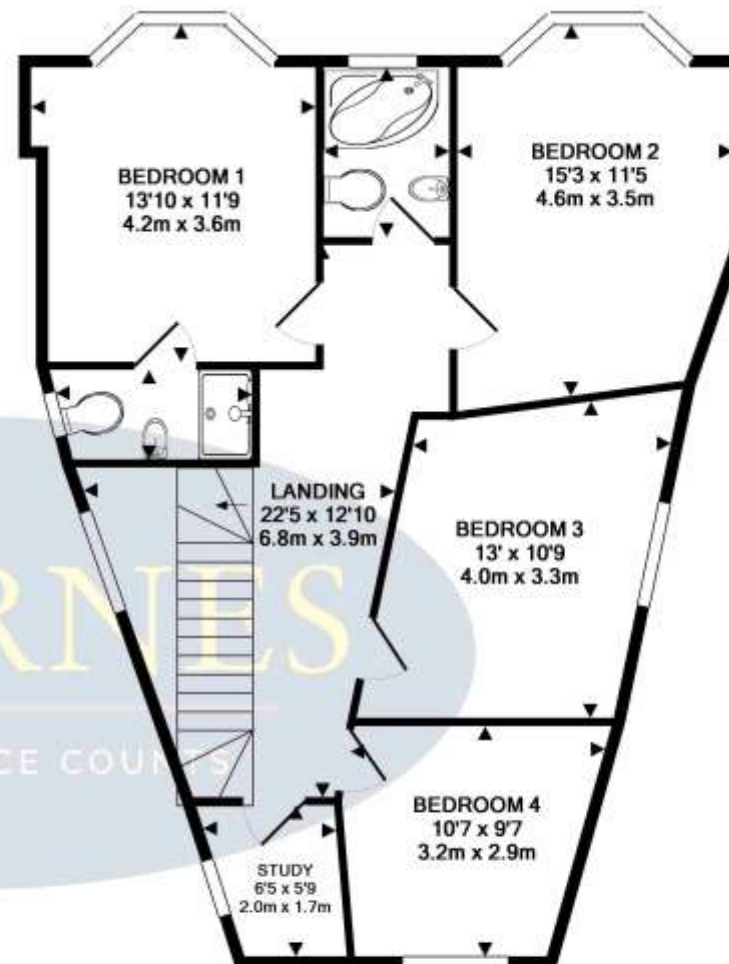
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







GROUND FLOOR  
APPROX. FLOOR  
AREA 838 SQ.FT.  
(77.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 822 SQ.FT.  
(76.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1660 SQ.FT. (154.2 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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Poole Quay



OLD TOWN  
POOLE



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