

ATHERTONS

ESTATE & LETTING AGENTS

EST. 1985

67 Hennings Park Road, Oakdale, Poole, BH15 3QX

Poole

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FOR SALE

01202 681113

www.athertonsestateagents.com

Guide Price £450,000

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Homes on prestigious Hennings Park Road rarely come to market. This much-loved family home has been cared for by its current owners for many years and now gives a new buyer the chance to shape it to their own taste. It is offered with vacant possession.

An entrance porch leads into a welcoming hallway, which opens onto the main ground-floor rooms. The lounge sits at the front of the house and gets plenty of natural light through its bay window, making it a comfortable place to relax. The dining room is ideal for family meals and entertaining, and its doors open straight onto the rear garden, so it works well for summer evenings. The kitchen is served by a generous larder and a separate utility area, and a ground-floor cloakroom completes the practical layout.

Upstairs there are three double bedrooms, so the house suits growing families, anyone who works from home or buyers who want room for guests. A family shower room serves the first floor.

The standout feature is the extensive rear garden. It is mainly laid to lawn and is a rare size for the area. There is plenty of room for children to play, for keen gardeners and for outdoor entertaining. The garden also offers great potential for a large extension or a separate home office, subject to the necessary planning consents. At the front, a driveway provides off-road parking.

Oakdale is a settled, popular residential part of Poole, known for its tree-lined roads and strong community feel, and Hennings Park Road is one of its most desirable addresses. Everyday amenities are close to hand, including local shops, convenience stores and cafés, and the larger retail offering of Poole town centre and the Dolphin Shopping Centre is a short drive away. Families have a good choice of primary and secondary schools in and around Oakdale. Transport links are good: Poole railway station has direct services to London Waterloo, local bus routes are easy to reach, and the A35 and A338 connect to the wider Dorset road network. For time outdoors, Poole Park, Poole Harbour and Upton Country Park are all within easy reach. The beaches at Sandbanks and along the Poole and Bournemouth coastline are a short drive away

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



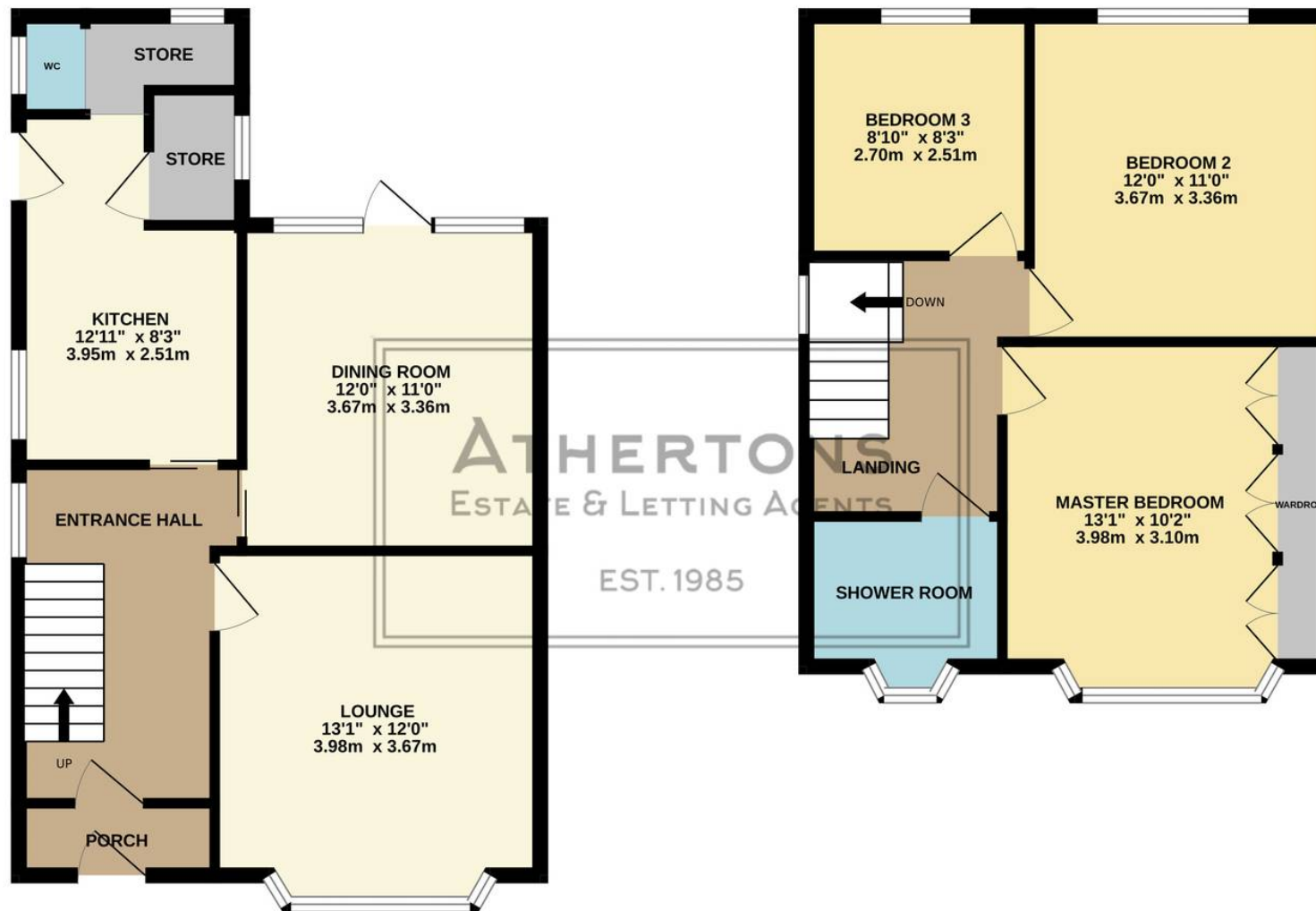






GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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.
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