



FALCON DRIVE, MUDEFORD, DORSET BH23 4BA

Mitchells
1963 — TODAY



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An extremely well situated chalet-style bungalow of some 1549sqft with a large west facing rear garden, situated in the heart of muddeford just a short walk to Muddeford Quay, Avon Beach and local shops. This charming home has spacious, bright and airy rooms, an established, sunny rear garden and ample frontage with space for several vehicles. The property is presented in very nice order throughout but also offers lots of potential to extend (STPP). Viewing advised.

**TWO/THREE BEDROOMS • ONE BATH/SHOWER ROOM • KITCHEN/DINER • SEPARATE LOUNGE • DOWNSTAIRS
W/C**

CONSERVATORY • STUDY • GARDEN • GARAGE

OFF STREET PARKING



The Property

- Quality detached chalet bungalow in an excellent location
- Lovely bright accommodation with lots of natural light throughout
- Two/three double bedrooms
- Large sitting room with feature staircase
- First floor bathroom and ground floor w/c
- Well fitted kitchen with outlook onto the garden
- Spacious conservatory with sunny aspect
- Gas fired central heating and Upvc double glazing
- Large driveway and single garage
- Delightful west facing rear garden with space to extend
- Council Tax Band 'D' - £2217.98
- EPC rating 'D'

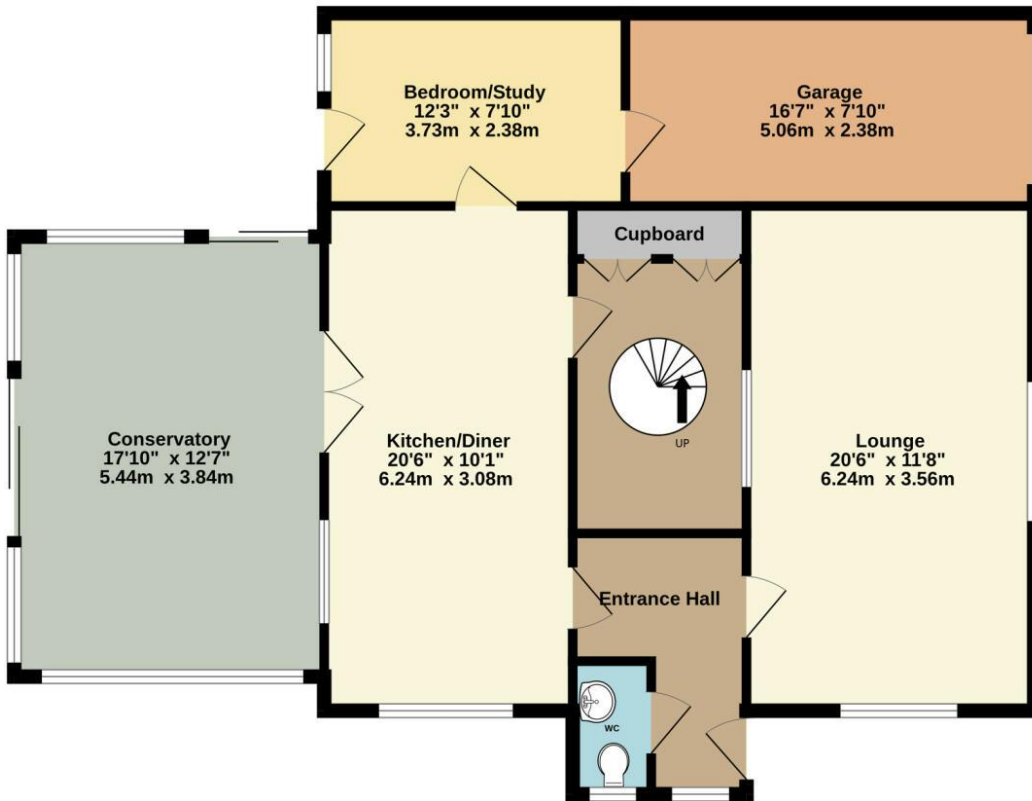




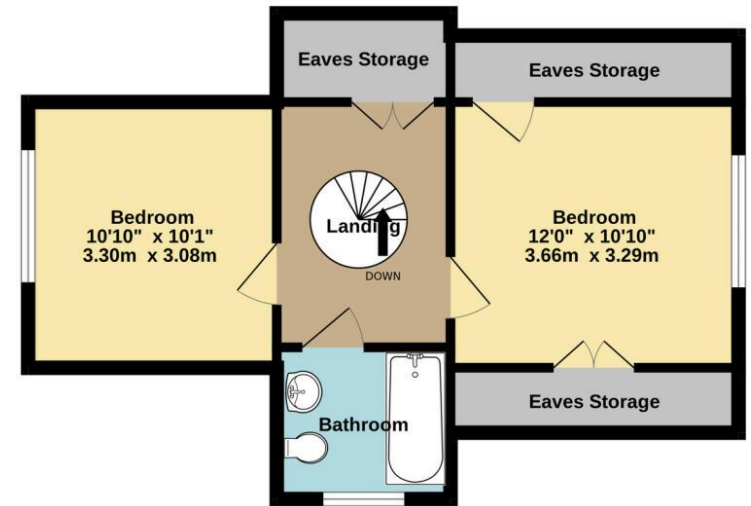
Location

Mudford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular Mudford Sandbank attracts visitors every year to the private beach huts with the Harbour providing a sheltered environment for water sports activities. With a friendly, community feel, it is no wonder Mudford is becoming a popular choice for relocation.

GROUND FLOOR



1ST FLOOR



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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