

BRABAZON DRIVE  
MUDEFORD, BH23 4TL









# £425,000 FREEHOLD

Three bedroom executive style home presented in excellent order throughout boasting accommodation extending to approximately 856 sq. ft. with light and airy rooms and neutral decor. Benefitting from a delightful sunny rear garden, allocated parking for two cars and a single garage. Situated in the heart of this bustling area and within the catchment area of the excellent local schools and within walking distance of Avon Beach and close Mudeford Quay.

THREE BEDROOMS • FAMILY BATHROOM • KITCHEN/DINING ROOM • SEPARATE LOUNGE • GARDEN • GARAGE  
TWO ALLOCATED PARKING SPACES

\*\* Video Tour available online\*\*



## The Property

- Modern, executive style house of approximately 856 sq. ft.
- Three good sized bedrooms
- Well fitted kitchen/dining room
- Spacious lounge
- First Floor family bathroom
- Sunny rear garden
- Two allocated parking spaces and a single garage
- Gas fired central heating and UPVC double glazed windows
- Close to Avon Beach, Mundeford Quay and local shops
- Council Tax Band 'C' - £1971.54
- EPC rating 'D'

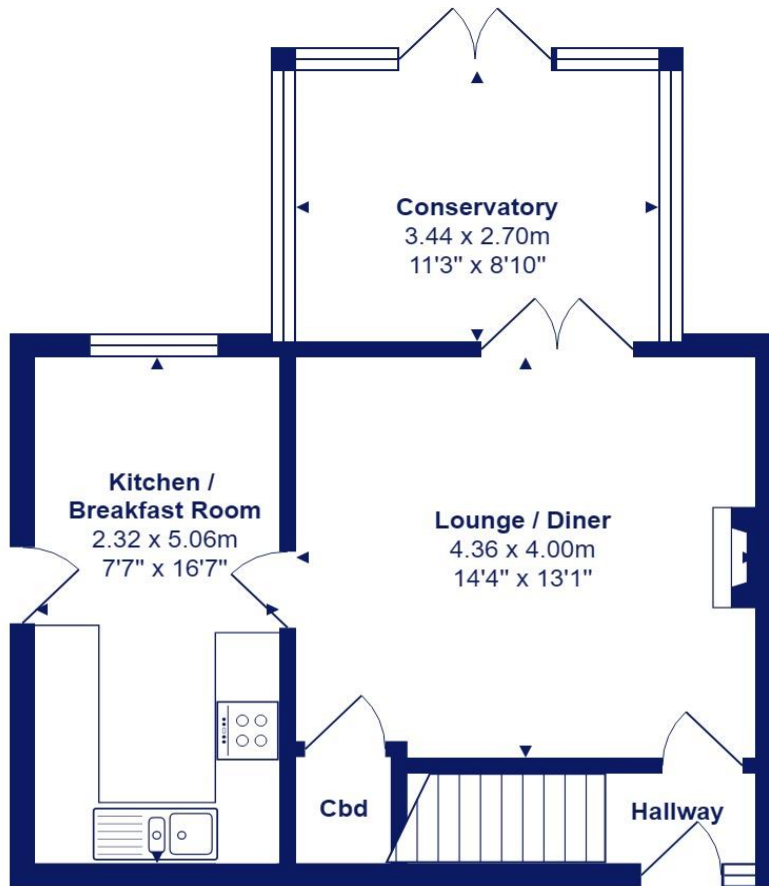




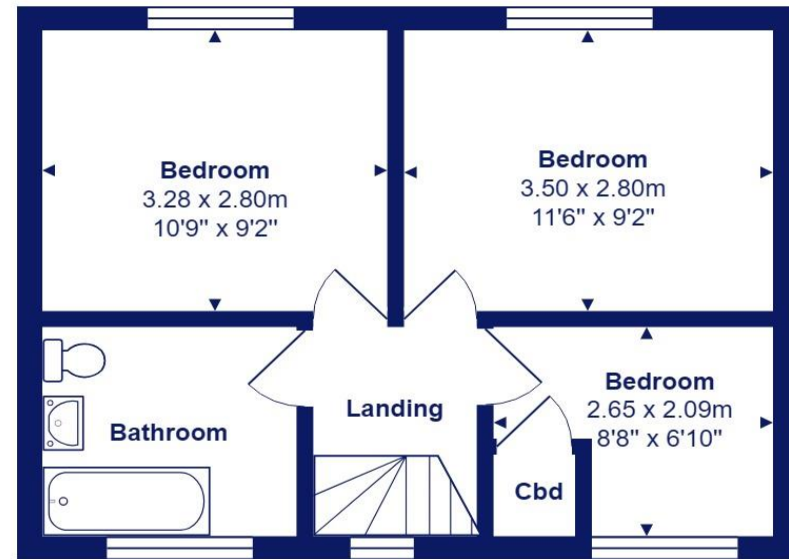


## Location

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 watersports activities. With a friendly, community feel, it is no wonder Mudford is becoming a popular choice for relocation.



**Ground Floor**



**First Floor**



Total Area: 79.5 m<sup>2</sup> ... 856 ft<sup>2</sup>

All measurements are approximate and for display purposes only











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