



Total Area: 102.8 m<sup>2</sup> ... 1107 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only



Kestrel Drive, Mudeford

£395,000 Asking Price

**Mitchells**  
1963 — TODAY



# Kestrel Drive Mudford, Christchurch, BH23 4DE

A very smart and spacious three bedroom semi-detached family house of over 1100 sq ft which was modernized in recent years. Benefiting from a very useful conservatory extension with an insulated roof, making it useable all year round. There is a neat courtyard style rear garden enjoying a sunny south westerly aspect and with an "on plot" garage which can be accessed from the garden. Situated in this sought after part of Mudford, within walking distance of schools, local shops and Friars Cliff Beach.

- Three good size bedrooms
- Large well fitted bathroom
- Ground floor cloakroom
- Enclosed entrance porch
- Large living room with conservatory leading to the garden
- UPVC double glazing and Gas CH
- Lovely open aspect at the front
- Plenty of street parking outside
- Garage
- South west facing, easily maintained rear garden
- Great location
- Council Tax Band 'D' - £2,327.29
- EPC rating 'C'

