



HALIFAX WAY, MUDEFORD, DORSET BH23 4TX

Mitchells
1963 — TODAY



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Three bedroom executive style home presented in excellent order throughout boasting accommodation extending to approximately 800 sq. ft. with light and airy rooms and neutral decor. Benefitting from a delightful sunny south facing garden, off road parking for two cars plus 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 • SEPARATE CLOAKROOM • WELL FITTED KITCHEN •
SPACIOUS LOUNGE/DINER • PRIVATE GARDEN
GARAGE • DRIVEWAY GARDEN**



The Property

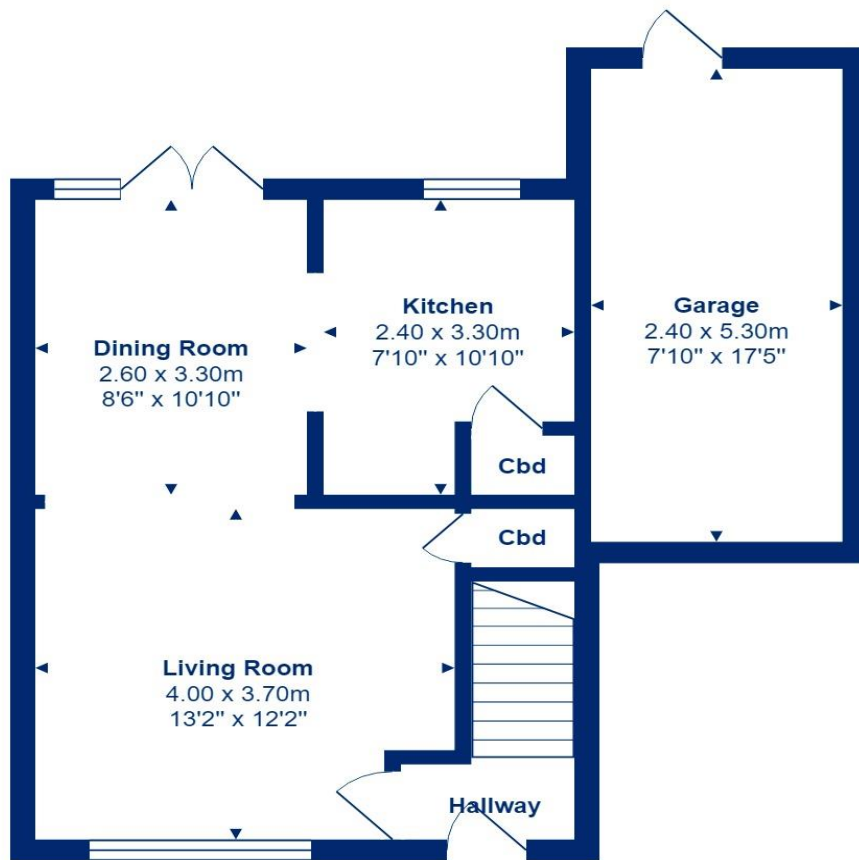
- Modern, executive style semi-detached house
- Three bedrooms
- Well fitted kitchen
- Good size sitting room leading to a separate dining area
- Family bathroom with separate first floor cloakroom
- South facing, private rear garden
- Single garage and driveway parking
- Gas fired central heating and UPVC double glazed windows
- Close to Avon Beach, Mundeford Quay and local shops
- Council Tax Band 'D' - £2093.92
- EPC rating 'D'



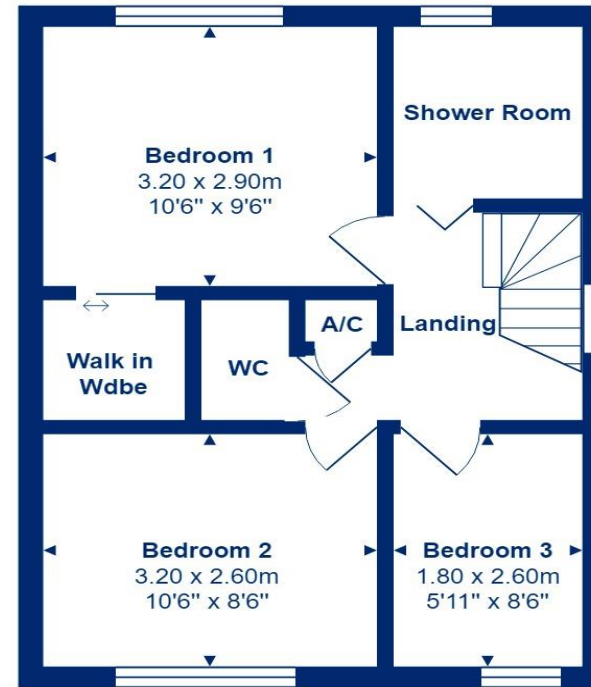


Location

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: 73.9 m² ... 795 ft² (excluding garage)

All measurements are approximate and for display purposes only





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