



FALCON DRIVE, MUDEFORD, CHRISTCHURCH BH23 4BA

Mitchells
1963 — TODAY



Falcon Drive, Mundeford, Christchurch BH23 4BA

An extremely well situated bungalow of some 1330 sqft with sunny, private rear garden, situated in the heart of mundeford just a short walk to Mundeford 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 and is offered for sale with no forward chain. Viewing advised.

THREE BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE) • KITCHEN/DINER • LOUNGE

CONSERVATORY • GARDEN

GARAGE WITH ELECTRIC ROLLER DOOR

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



The Property

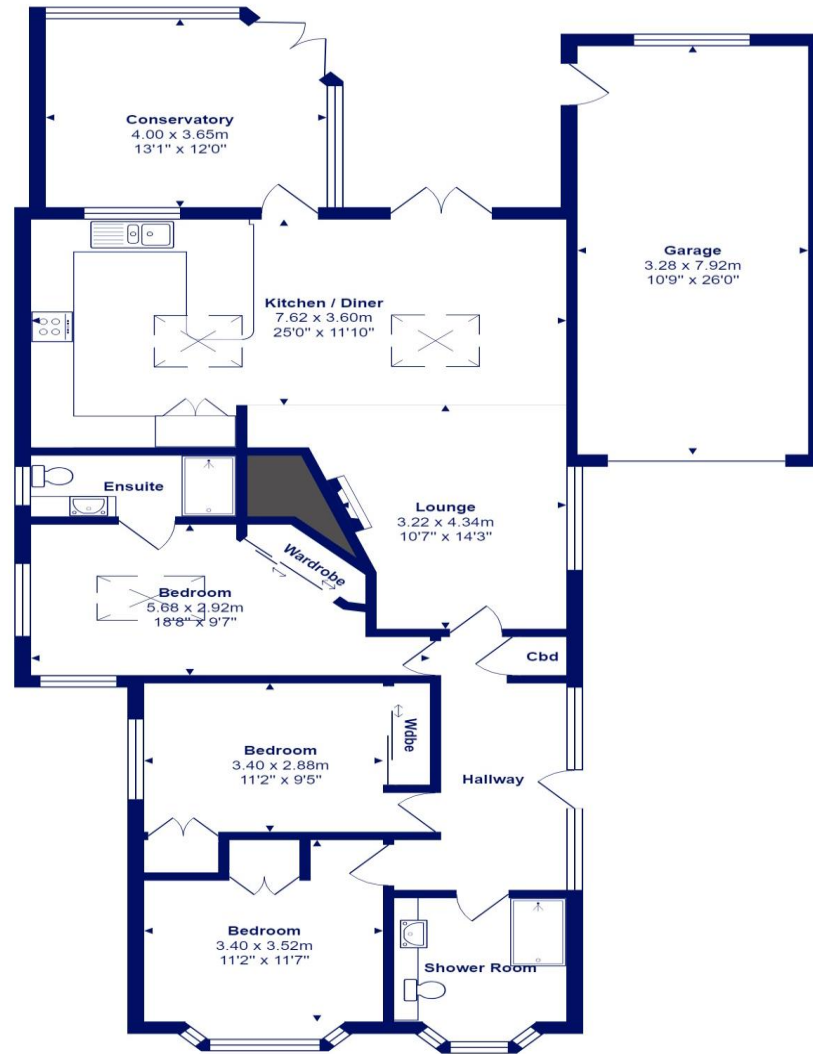
- Quality detached bungalow in an excellent location
- Lovely bright accommodation with lots of natural light throughout
- Three double bedrooms
- Large open plan living area with vaulted ceiling and access onto the garden
- Two modern shower rooms
- Well fitted kitchen with some integrated appliances and breakfast bar
- Spacious conservatory with sunny aspect
- Gas fired central heating and UPVC double glazing
- Large driveway and single garage with electric roller door
- Delightful sunny rear garden with large patio and mature shrubs
- Council Tax Band 'D' - £2,217.98
- 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.



Total Area: 123.6 m² ... 1330 ft² (excluding garage)
 All measurements are approximate and for display purposes only







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