



WARREN AVENUE, MUDEFORD, CHRISTCHURCH, DORSET BH23 3JX

Mitchells
1963 — TODAY



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A versatile detached chalet bungalow enjoying accommodation that totals nearly 1300 sq.ft. situated in this desirable pocket of Mudeford with the cricket green at the end of the road and Fishermans Bank, Avon Beach and Stanpit Marsh within walking distance.

The property occupies a private, sunny plot with wrap around gardens to the side and rear and plenty of driveway parking at the front. This lovely home is ready to move into straight away but also offers scope for extension.

**THREE BEDROOMS • GROUND FLOOR FAMILY SHOWER ROOM • SEPARATE GROUND FLOOR W.C.
KITCHEN/DINING ROOM • SEPARATE LOUNGE
CONSERVATORY • PORCH • GARDEN • GARAGE • DRIVEWAY PARKING**



The Property

- Detached chalet bungalow of some 1,280 sq ft
- Three generous double bedrooms
- Modern shower room and separate ground floor w/c
- Separate lounge with doors onto the garden
- Kitchen/dining room leading onto a conservatory extension
- Wrap around gardens
- Single garage and plenty of driveway parking
- Walking distance of Stanpit Marsh, Mundeford Quay and Avon Beach
- Gas central heating and uPVC double glazing
- Council Tax Band 'E' - £2710.86
- EPC rating 'D'



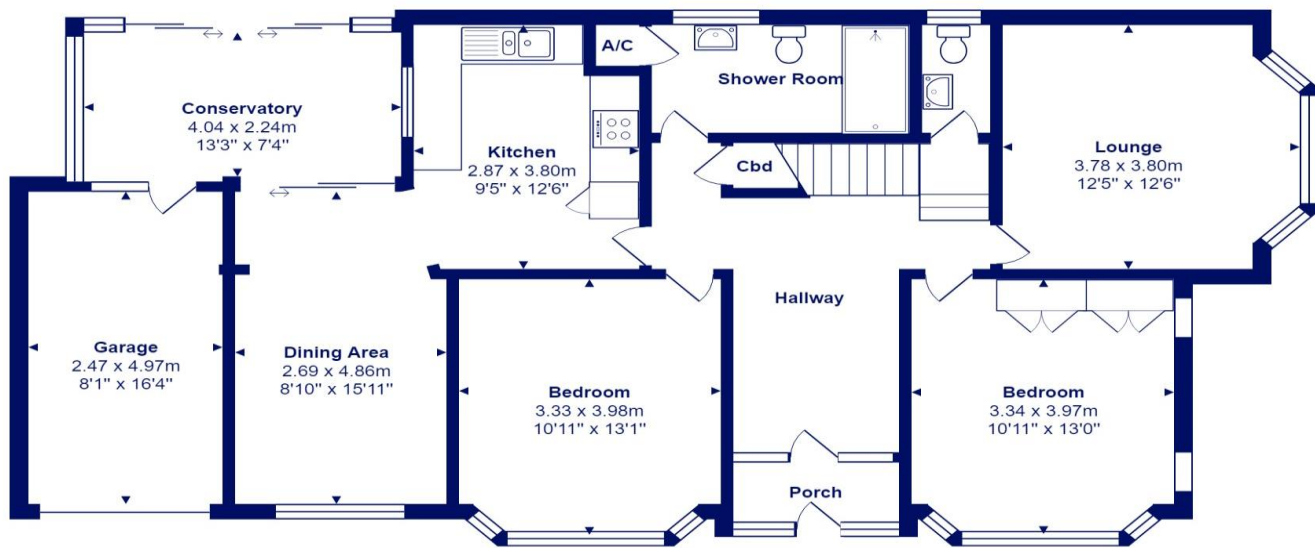


Location

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.



First Floor



Ground Floor



Total Area: 118.9 m² ... 1280 ft² (excluding garage)
All measurements are approximate and for display purposes only







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