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19 FALCON DRIVE, MUDEFORD, CHRISTCHURCH BH23 4BA PRICE: £625,000 FREEHOLD

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Rare opportunity to purchase this delightful chalet bungalow very well situated just a short walk from the sandy "blue flag" Avon beach and picturesque Mudeford quay.

19 Falcon Drive, Mudeford, BH23 4BA

Price: £625,000

Tenure: Freehold

01425 274444

mudeford@winkworth.co.uk

Situation:

The property is very well situated in a highly sought after location just a short stroll away from some of the area's most beautiful beaches and unspoilt coastline.

A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo.

Bournemouth and Southampton International Airports are also within a short drive.

Description:

Rare opportunity to purchase this delightful chalet bungalow very well situated just a short walk from the sandy "blue flag" Avon beach and picturesque Mudeford quay. This light and airy chalet style bungalow offers great scope to extend and improve subject to relevant planning permission.

Front door leads to entrance porch with internal door into a spacious entrance hall with spiral staircase leading to the first floor.

Lounge with front aspect window, feature Purbeck stone fireplace with inset gas fire.

Two ground floor bedrooms, one is a good sized double with front and side aspect windows, the other is a smaller double/large single also with dual aspect windows.

Ground floor shower room with shower cubicle, wash hand basin and low level WC. Two rear aspect windows.

Galley style kitchen with a range of fitted cupboards and drawers, space for a range of appliances and side aspect window.

Door from the kitchen to a large conservatory with pitched glass ceiling and side door to the garden. Space for dining table and chairs.

Spacious first floor bedroom with front and side aspect windows. En suite bathroom with rear aspect window, bath, wash hand basin and WC.

Good sized established gardens wrap around the property from the front, to the side and then at the rear. Well stocked with a range of mature plants, trees and shrubs.

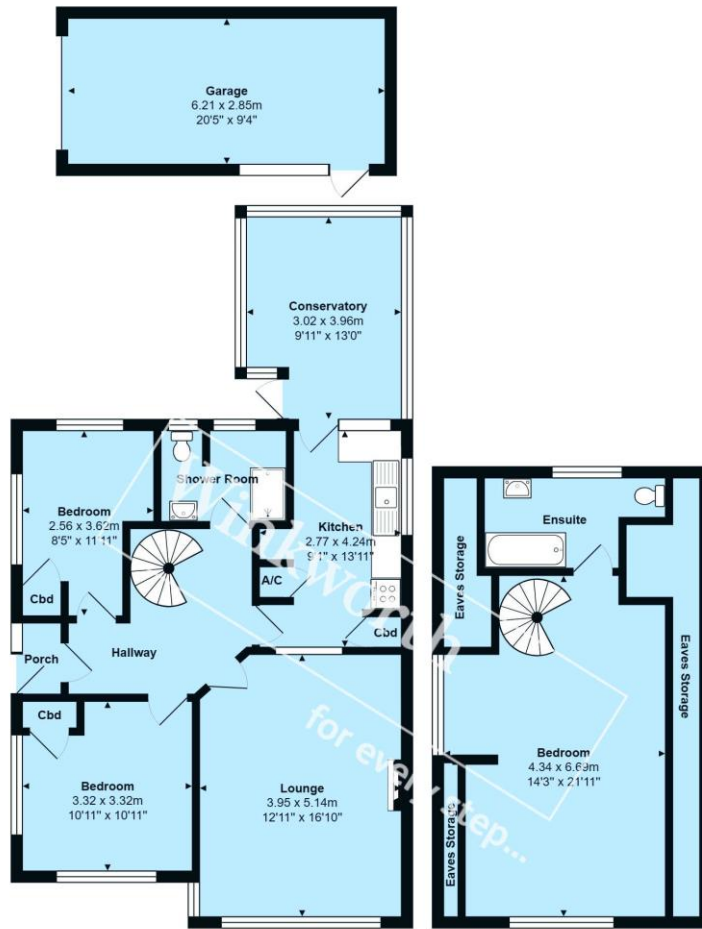
Garage at the end of the garden with up and over door, side window and eaves storage space.

Paved driveway provides off road parking for a number of vehicles.

Summary:

- Detached chalet style bungalow
- Three bedrooms
- Lounge
- Kitchen
- Conservatory
- Ground floor shower room
- First floor bathroom
- Garage & off road parking
- Established gardens
- Short walk to award winning beaches & Mudeford quay
- Scope to extend and improved subject to planning
- No forward chain
- BCP Council - Tax Band - "D"





Total Area: 110.5 m² ... 1189 ft² (excluding garage, eaves storage)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Mundeford | 01425 274444 | mundeford@winkworth.co.uk



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