



2  1  1  EPC = "D"

25 RAVEN WAY, MUDEFORD, CHRISTCHURCH BH23 4BG PRICE: £625,000

**Winkworth**

for every step...

# Well presented detached bungalow in a secluded plot within a short walk of the picturesque Mudeford quay and sandy Avon Beach.

25 Raven Way, Mudeford, Christchurch BH23 4BG

Price: **£625,000**

Tenure: **Freehold**

**01425 274444**

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## Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible. Mudeford Quay is just across the road. 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:

Well presented detached bungalow in a secluded plot within a short walk of the picturesque Mudeford quay and sandy Avon Beach. The property offers great scope to extend and further improve STPP.

A UPVC double glazed door provides access into the spacious hallway, from here, there's a hatch up to the loft space and doors lead into all rooms.

Spacious lounge/dining room at the back of the bungalow which is bright and airy throughout and enjoys direct access onto the rear garden via a sliding patio door.

The modern kitchen has a good range of base and eye level units which are covered by roll top work surfaces, there's an inset sink unit with mixer taps and a side drainer, built-in double electric oven, inset electric hob with an extractor over, integrated dishwasher, space and plumbing for a washing machine, space for a tall fridge / freezer. Access out to the side path can be obtained via a double-glazed casement door.

The principal bedroom is a spacious double room which overlooks the front and benefits from a good degree of natural light. Bedroom two is also a double room and benefits from a range of fitted furniture.

The shower room has fully tiled walls and flooring, corner shower cubicle, pedestal wash hand basin and a close coupled w.c.

## Outside

The rear garden enjoys a high degree of privacy and has a patio area that joins the back of the property. This leads onto the garden which is laid to lawn with borders to the side and rear which display a beautiful variety of plants, shrubs and rose bushes.

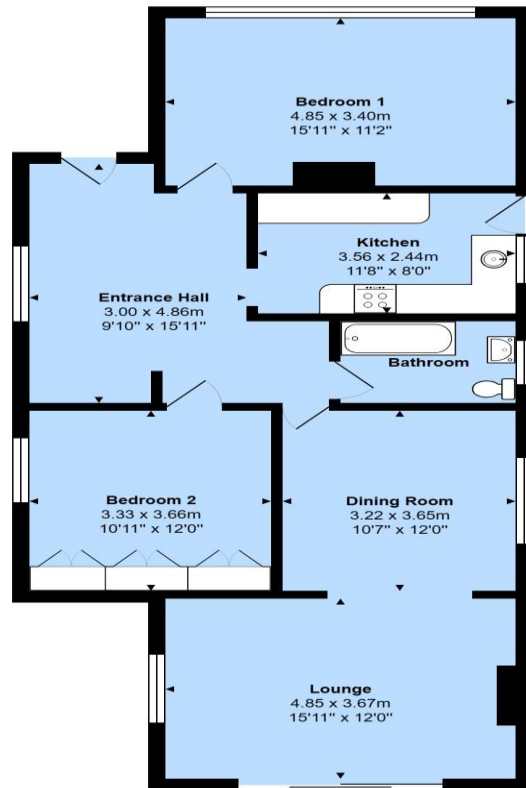
There's a timber-built shed and a good size timber-built summer house. Access through to the front driveway is via a lockable timber gate.

The front driveway is enclosed by timber gates and offers off road parking for a good number of vehicles. The garden is mainly laid to lawn with colourful shrubs and plants bordering the side and front.

## Summary:

- Detached bungalow just a short walk from Mudeford Quay & Avon Beach
- Two double bedrooms
- Spacious Lounge & dining room
- Fitted kitchen with side door
- Large entrance hall
- Shower room
- Garage & gated off road parking
- Delightful gardens
- No forward chain
- BCP Council – Tax Band = “D”





Total Area: 89.3 m<sup>2</sup> ... 962 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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