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6 HALIFAX WAY, MUDEFORD, CHRISTCHURCH, DORSET, BH23 4TX [GUIDE PRICE: £550,000 FREEHOLD](#)

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Extended and beautifully presented link detached house very well situated within a short walk of Mundeford Wood, award winning beaches and the picturesque Mundeford quay.

6 Halifax Way, Mundeford, BH23 4TX

Guide Price: £550,000 Freehold

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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 Mundeford's sandy Avon Beach and Friars Cliff Beach easily accessible.

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:

Extended and beautifully presented link detached house very well situated within a short walk of Mundeford Wood, award winning beaches and the picturesque Mundeford quay.

The versatile accommodation is laid out over three floors. The top floor includes a bedroom with Velux windows and separate landing/dressing area also with Velux windows.

The first floor includes a good sized master bedroom with rear aspect window and luxury en suite bathroom. There is also a further two bedrooms and separate shower room.

To the ground floor is a further bedroom which has been converted from the garage (part remaining for storage space) and a cloakroom. The main living space is open plan and enjoys a dual aspect with bay window to the front and bi-fold doors to the garden at the rear.

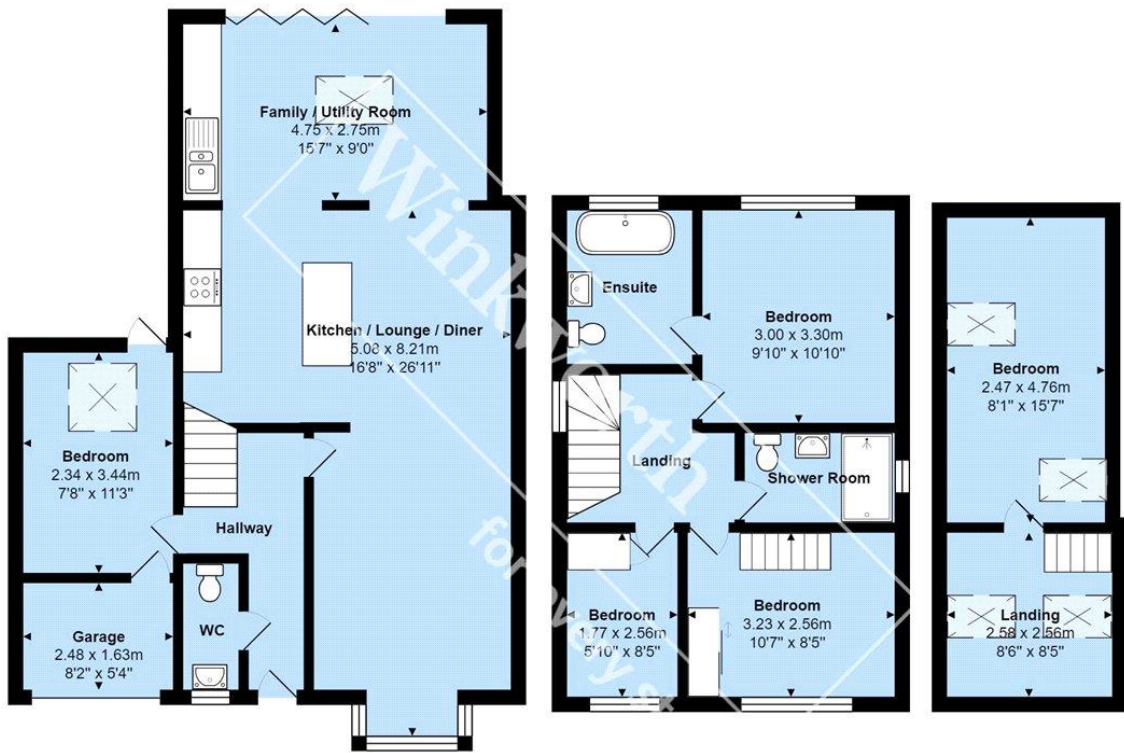
The excellent living space is divided into a lounge area, dining area, fitted kitchen with some integrated appliances and central island, utility area and family area. Laminate wood flooring runs throughout and there is space for an American style fridge freezer in the kitchen.

Externally, the property benefits from a beautifully landscaped rear garden which has been mainly laid to artificial grass with two Indian stone patio areas and some raised borders.

At a glance...

- Extended link detached house
- Five bedrooms
- Two bath/shower rooms
- Open plan kitchen/lounge/diner
- Open plan utility/family area
- Landscaped rear garden
- Brick paved driveway
- Ground floor bedroom & cloakroom
- Garage/storage area
- Immaculate presentation
- Short walk to Mundeford Wood, award winning beaches and Mundeford quay.





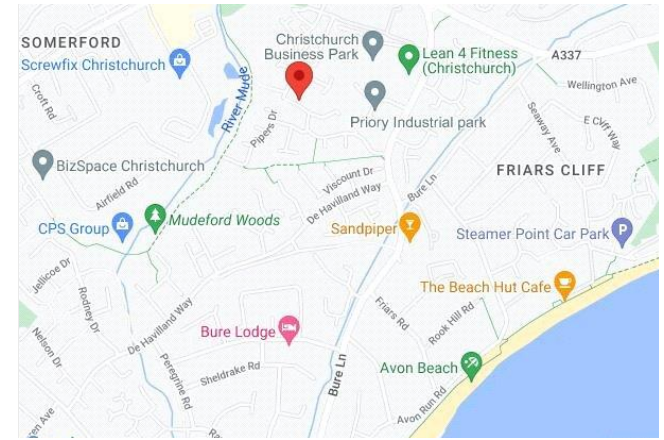
Ground Floor

First Floor

Second Floor



Total Area: 119.4 m² ... 1285 ft² (excluding garage)
 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		
(69-80) C		77
(55-68) D	64	
(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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