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37 WARREN AVENUE, MUDEFORD, CHRISTCHURCH BH23 3JX **PRICE: £625,000 FREEHOLD**

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# Simply stunning 1930's semi detached house which has been refurbished by the current owners and is very well situated close to the village cricket green, award winning beaches and the picturesque Mudeford quay.

37 Warren Avenue, Mudeford, Christchurch BH23 3JX

**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 a short walk away. 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:

Simply stunning 1930's semi detached house which has been refurbished by the current owners and is very well situated close to the village cricket green, award winning beaches and the picturesque Mudeford quay. Enjoying a south east facing garden measuring approx. 200ft the property has been finished to a high standard throughout.

The accommodation includes three first floor bedrooms with fitted wardrobes to the master and bedroom two. There is a family bathroom with bath, thermostatic shower over, wash hand basin and w.c.

The lounge has a feature bay window to the front aspect and ceiling light/fan with remote control. Engineered wood flooring runs throughout the ground floor while there are multiple electric sockets with USB charging points throughout the house.

The kitchen has been well fitted with a range of base and eye level cupboards and drawers. Integrated appliances include Two De Dietrich pyrolytic triple glazed ovens, De Dietrich warming drawer and De Dietrich microwave oven. There is an inset KitchenAid induction hob, Fisher & Paykel dish drawer dishwasher, clearwater water tap with separate filtered water. The kitchen also has a ceiling light/fan with remote control and Phillips hue smart counter lighting.

There is a ground floor shower room with rear aspect window, Hudson Reed thermostatic rainfall shower with body jets, wash hand basin with Vado tap and w.c.

The conservatory is accessed from the kitchen and has an insulated ceiling, cupboards with worktop to one side and door to the garden.

Externally, the garden enjoys a south easterly aspect and measures approx. 200ft in length. The overall plot size is approx. 0.14 of an acre.

The garden is mainly laid to lawn and there is a raised composite decking to the immediate rear of the property with two 3m x 3m metal pergolas with removable canopies.

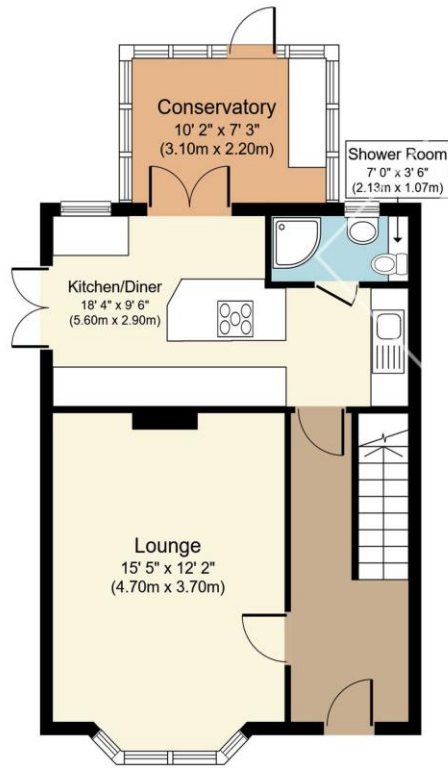
Outdoor tap, Belfast sink, three double waterproof outdoor electric sockets. The front garden is mainly laid to lawn with driveway providing off road parking for a number of vehicles. Double timber gates to the side leads to a gravel area perfect for storing a caravan/motorhome/boat.

Detached garage/store with double doors at the front, side door, side windows, light, electric points and solar lighting.

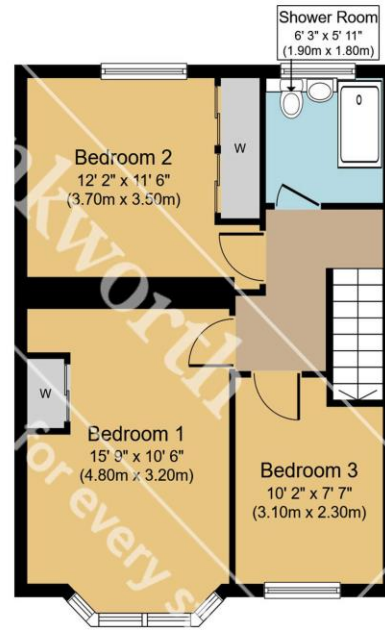
## At a glance...

- Recently refurbished 1930's semi detached house
- Finished to a high standard throughout
- Approx. 200ft south east facing garden
- Three bedrooms
- Spacious lounge with bay window
- Kitchen/dining room & conservatory
- Ground floor shower room
- Family bathroom
- Garage/store & ample off road parking space
- Electric car charging point
- Very well situated close to village Cricket Green, award winning beaches & the picturesque Mudeford quay
- BCP Council Tax Band = "D"

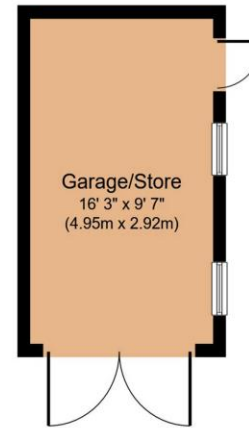




**Ground Floor**  
Approximate Floor Area  
560 sq. ft.  
(52.1 sq. m.)



**First Floor**  
Approximate Floor Area  
480 sq. ft.  
(44.6 sq. m.)



**Garage**  
Approximate Floor Area  
156 sq. ft.  
(14.5 sq. m.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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