



Sandown Road, Mundeford, Christchurch BH23 3HG

£425,000

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS



IMMACULATE TWO DOUBLE BEDROOM  
BUNGALOW IN A QUIET RESIDENTIAL AREA WITH  
EXCELLENT ACCESS TO SHOPPING AND LEISURE  
FACILITIES. YOU WILL SEE THAT THE BUNGALOW  
HAS BEEN FINISHED TO A HIGH QUALITY  
STANDARD.

This bungalow is immaculate, set in a predominantly residential quiet neighbourhood with a stable and established community, yet convenient to shopping and activities-see area description for more details.

The owners bought the property in 2019 and over the course of the time they have lived there, they have extended and refurbished. You will see when you view that nothing has been skimped and the quality stands out-New Vaillant boiler in 2024, look at the radiators including the custom made curved one to the main bedroom bay window. Engineered Oak flooring to the hall, kitchen area and living area. Palio Karndean flooring to the bathrooms, oak work surfaces to the kitchen and breakfast bar. Take in the designer screen from the hall to the living area. In the rear south west facing garden there is composite decking and the external surrounds to the quad fold doors are in cedar.

Storage has been given a lot of thought-loft, fitted wardrobes to both bedrooms, the former garage plus 2 additional sheds.

You will see that of thought has been given to the layout to create a bright property with a number of windows, which are all new since they moved in. The porch is ideal and they have created a separate loo in the hall.

A perfect 2 double bedroomed bungalow in a perfect location-nothing to do except move in.





## KEY FEATURES

- Immaculate 2 double bedroom bungalow in a quiet residential location with great access to shopping and leisure facilities
  - Off road parking for 2 cars
- Refurbished and extended since the owners bought in 2019
- South west facing rear garden with composite decking
  - All windows replaced in their time here
  - New Vaillant combi boiler in 2024
- Engineered oak flooring to the living area, kitchen area and hall
  - Palio Karndean flooring to the bathrooms
  - Oak kitchen work surfaces and breakfast bar
- A lot of thought given to providing substantial storage





All windows have replaced since 2020 and are double glazed.

**Drive:** 2 entrances, either side of a brick wall, to give 2 off road parking spaces on a shingle drive. Timber fence surround. Mature shrubs. Alarm box to the exterior of the property. Side entrance to the rear garden.

**Entrance Porch:** Waterproof laminate flooring, 3 windows (2 obscure) with venetian blinds. Entrance door with obscure glass inserts. Ring doorbell.

**Hall:** Main front door from porch with glass insert. Engineered oak flooring, radiator. Consumer unit and smart meter in small cupboard. Alarm control panel, Hive heating controls. Access to loft.





**Loft:** Fold down loft steps, light, partly boarded. Location of Vaillant combi boiler (new 2024)

**Kitchen Area:** Engineered oak flooring with brick feature rear wall. Integrated appliances: fridge, freezer, grill, oven, dishwasher, washing machine, gas hob. High and low level storage units. Resin 1.5 sink and drainer. Work surfaces are oak as is the breakfast bar which has designer lamps above. Side window with venetian blind.

**Living Area:** Engineered oak flooring, 3 vertical radiators. Side window with venetian blind and quad fold doors with vertical blinds to the rear garden. TV point. Designer screen between hall and living room.



**Bedroom One:** Carpeted, bay window with venetian blinds. 2 x 2 door mirror fronted wardrobes. Custom made curved radiator. TV point.

**En Suite Shower Room:** Palio Karndean flooring. Part tiled. Quadrant shower with 2 insets for shampoos, body wash etc. 2 additional storage cupboards plus sink in vanity unit. Loo. Heated towel ladder. Obscure window with venetian blinds.

**Bedroom Two:** Carpet, radiator, 2 door mirror fronted wardrobe. Window with eyelet curtains to curtain pole.

**Family Bathroom:** Palio Karndean flooring, part tiled walls. Bath with shower over and shower screen. Heated towel ladder. Sink in vanity unit. Obscure window with roller blind.

**Cloakroom:** Palio Karndean flooring, sink, heated towel ladder, loo. Obscure window.



**Rear Garden:** South west facing. Loads of storage including the former garage which has power and light, concrete floor and block walls plus 2 windows and a rear door. Extra storage at the back plus 2 sheds. Outside lighting, outside water tap. Composite decking plus an area of artificial grass. Timber fencing surrounds and a good quantity of mature shrubs. The folding doors from the living area have external cedar surrounds. One quirk in the garden is a skateboard ramp, reflective of one of the owners hobbies (Will be removed and made good if required).





## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Annual Council Tax 2026/7:** Band C - £2,133.33 payable

**Energy Performance Certificate (EPC) Rating:** C (69)

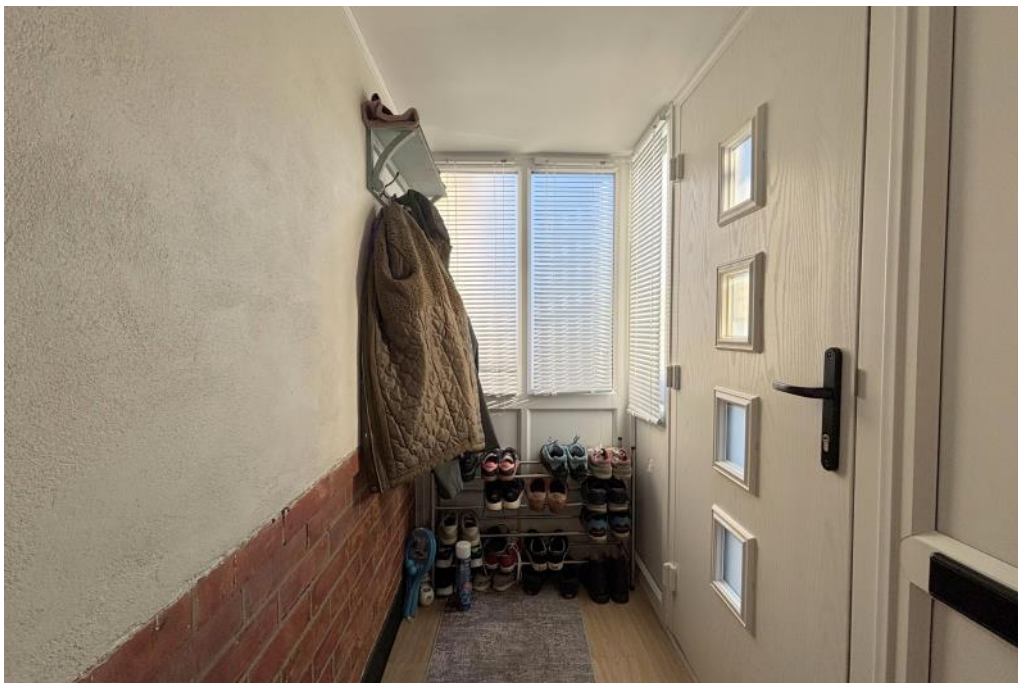
**Connectivity & TV:** Owners use EE

**Parking:** Drive parking for 2 cars

**Heating:** Gas central heating via Vaillant combi boiler (new in 2024). Hive heating controls.

**Security:** Alarm & Ring doorbell

**Viewings:** Usually with 24 hours notice

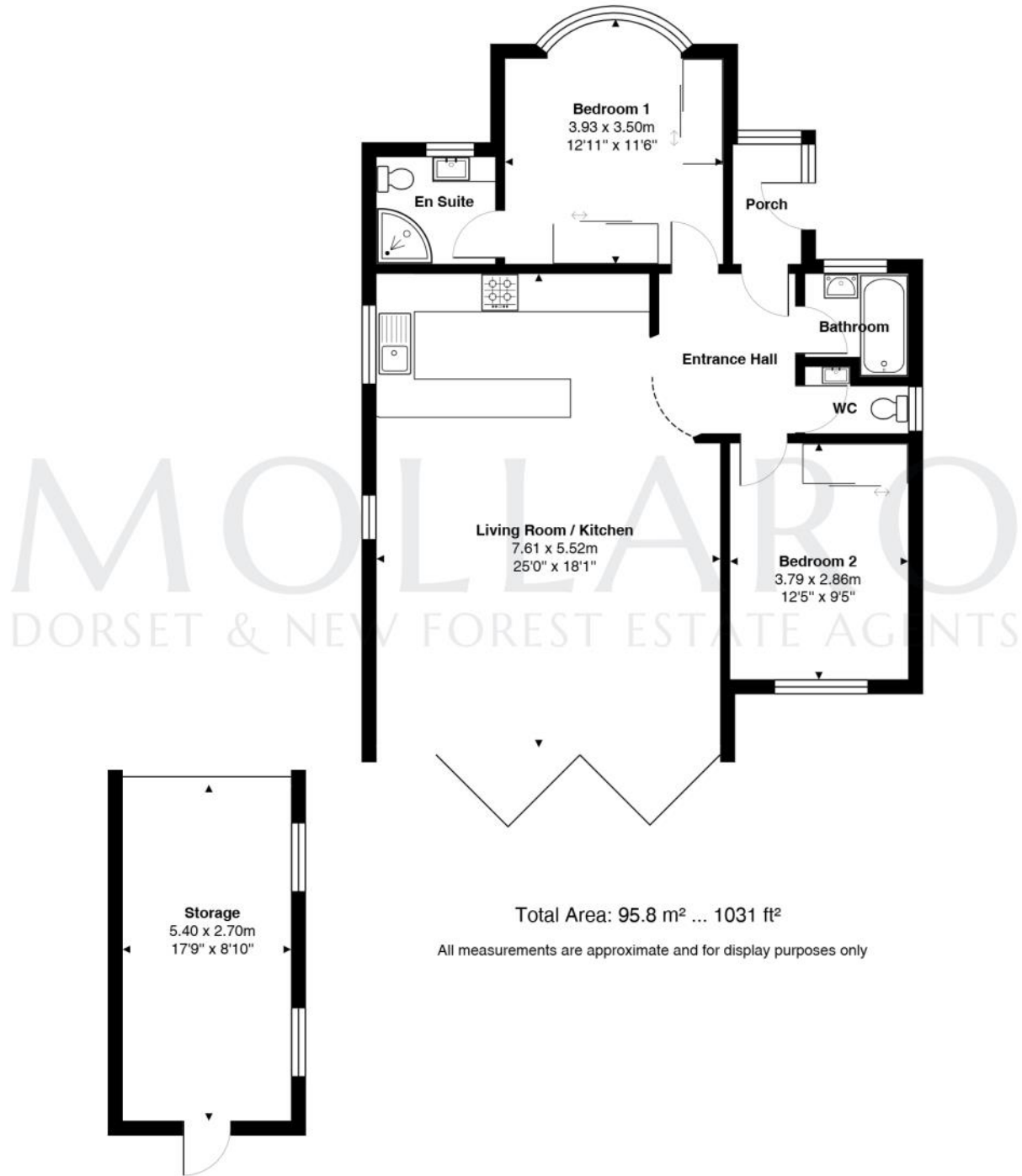








# FLOORPLAN



## AREA DESCRIPTION

Sandown Road is in the sought-after Christchurch area of Dorset. It lies just over a mile from the coast, with Mudeford, Stanpit and Christchurch Harbour close by, offering an attractive mix of coastal and suburban living. This is a predominantly residential neighbourhood with housing tenure leaning towards owner-occupation, reflecting a stable and established community. The area combines quiet residential streets with convenient access to local shops, amenities and community services, striking a balance between peaceful living and everyday practicality.

Residents benefit from the proximity to Christchurch town centre with its historic streets, boutique shops, cafes and cultural venues such as Christchurch Priory.

Coastal attractions such as Stanpit Marsh Nature reserve (great dog walking spot), Avon Beach and Mudeford quay are perfect for walks, water sports and leisure. Be sure not to miss the ferry from Mudeford Quay to take in the coastline to Hengistbury Head. For other active sports there is the Two Riversmeet centre with a swimming pool, gym and fitness classes, even indoor bowls. There is a choice for tennis - Christchurch Tennis Club and Mudeford Wood Tennis Club - and there are padel courts in Mudeford. Golf is local at the Iford Golf Centre with fantastic practice facilities and Highcliffe Castle Golf Club is a little further.

For weekly shopping Lidl is very close and both Aldi and Sainsburys are less than a mile away. For going out for a drink or for a meal, good local pubs are The Ship in Distress, The Nelson Tavern and The Smugglers. If you like Thai food, try the close by Rising Sun or the Kashmir for Indian meals. Or for a treat meal out, there is the 4-star Harbour Hotel, The Jetty and the Noisy Lobster are seafood specialists.

If you have children of school age, you are within walking distance of Mudeford Community Infants School and Mudeford Junior School, both Ofsted rated good. For secondary schools, The Grange and Highcliffe Schools are well regarded.

There is easy access to healthcare services including Christchurch Medical Practice and Christchurch Hospital. The main Bournemouth Hospital is also not far.

Sandown Road is an established community in a quiet residential area with convenient access. A perfect bungalow in a lovely location.



Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 OJR  
 01202 80 50 90 ▪ hello@mollaro.com

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Vary energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 69                      | 78        |
| (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 |           |

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