



Stroud Park Avenue, Mundeford, Christchurch BH23 3HQ

£425,000

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DORSET & NEW FOREST ESTATE AGENTS







## A CHARMING SEMI-DETACHED CHALET BUNGALOW, SET WITHIN A CUL-DE-SAC IN A SOUGHT AFTER POSITION CLOSE TO MUDEFORD, STANPIT & CHRISTCHURCH TOWN CENTRE

Stroud Park Avenue is a well-regarded cul-de-sac, enjoying a delightful setting and being just a short distance from the shops, restaurants, facilities and transport links of Christchurch town centre.

The property offers spacious and well-presented accommodation throughout including a bright and airy open plan living/dining room, a recently modernised kitchen/breakfast room complete with island, two ground floor double bedrooms, a recently modernised bathroom and an expansive first floor third bedroom, which would also make an ideal space for those looking for a dedicated home working, studying or hobbies space.

The rear garden is generously sized, features patio and lawn areas and enjoys a south westerly aspect. There is a useful side access gate to the garden. To the front of the property is a further pathway and garden area, which may offer future potential for off road parking, though there is ample unrestricted on road parking. Further benefits include UPVC double glazing and gas central heating from a Glow Worm combi boiler replaced in 2019 and with the remainder of a 10 year warranty.

A delightful home ready to welcome new owners to enjoy all that it has to offer.









## KEY FEATURES

- Sought-After Position Close to Mudeford & Stanpit
  - Cul-De-Sac Location
- Spacious & Well-Presented Chalet Bungalow
- Recently Modernised Kitchen & Bathroom
  - Three Double Bedrooms
  - UPVC Double Glazing & Gas Combi Boiler
- Delightful South Westerly Aspect Rear Garden
  - Potential for Off Road Parking
- Close to Christchurch Town Centre Shops, Restaurants & Facilities
- Convenient Nearby Transport Links by Road, Bus & Train



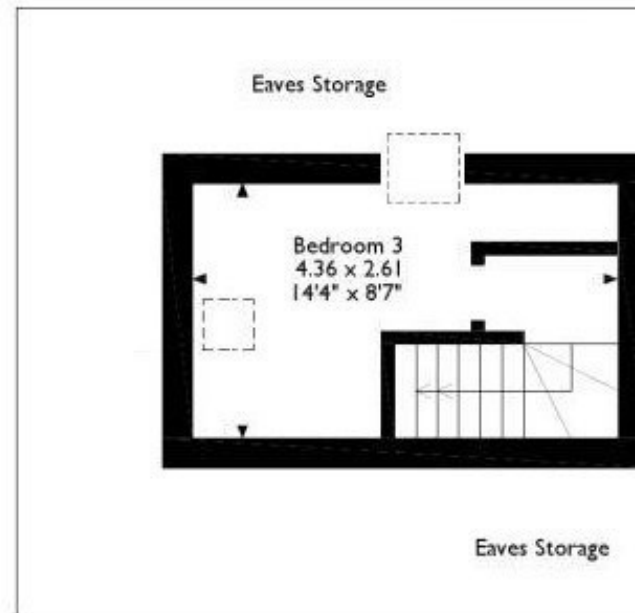








## FLOORPLAN



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only.



## AREA DESCRIPTION

Stroud Park Avenue is set within the highly sought-after Christchurch area of Dorset, offering an enviable blend of coastal charm and comfortable suburban living. Located just over a mile from the coast, the area enjoys close proximity to Mudeford, Stanpit and the beautiful Christchurch Harbour. This well-established, predominantly owner-occupied neighbourhood is known for its quiet residential streets, strong sense of community and excellent everyday convenience. Residents enjoy easy access to local shops, amenities and services, while Christchurch town centre is only a short distance away. Here you'll find an attractive mix of historic streets, independent boutiques, cafés and cultural landmarks, including the iconic Christchurch Priory.

The surrounding coastline provides outstanding leisure opportunities, from scenic walks at Stanpit Marsh Nature Reserve, which are ideal for families and dog walks, to days spent at Avon Beach or Mudeford Quay. A must-do is the ferry from Mudeford Quay, offering a memorable journey along the coast to Hengistbury Head. For sports and fitness, the nearby Two Riversmeet Leisure Centre features a swimming pool, gym, fitness classes and indoor bowls. Tennis enthusiasts are well catered for with Christchurch Tennis Club and Mudeford Wood Tennis Club close by, alongside padel courts in Mudeford. Golf facilities include the local Iford Golf Centre with excellent practice facilities, while Highcliffe Castle Golf Club is also within easy reach.

Everyday shopping is convenient, with Lidl close at hand and both Aldi and Sainsburys less than a mile away. The area also boasts a fantastic choice of eateries and pubs, including popular locals such as The Ship in Distress, The Nelson Tavern and The Smugglers. For dining out, the Rising Sun offers Thai cuisine, the Kashmir is well known for Indian dishes, and for special occasions the four-star Harbour Hotel, alongside seafood favourites The Jetty and The Noisy Lobster, are all nearby.

Families are well served with Mudeford Community Infants School and Mudeford Junior School both within walking distance and rated 'Good' by Ofsted. Well-regarded secondary options include The Grange School and Highcliffe School. Healthcare provision is excellent, with Christchurch Medical Practice and Christchurch Hospital nearby, and the main Royal Bournemouth Hospital also easily accessible. This delightful chalet bungalow is tucked away in a peaceful cul-de-sac within an established and welcoming community, offering a wonderful lifestyle location with convenience, coast and countryside all close at hand.









## ADDITIONAL INFORMATION

Dimensions: Please see floorplan

Tenure: Freehold

Council Tax: Band D

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

Heating: Gas central heating via  
Glow Worm combi boiler (replaced in 2019 and  
with the remainder of a 10 year warranty)







## Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	69	76
(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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