



# 11 Old Wood Road, FRAMINGHAM, MA

*4 Bedroom, 2.5 Bath Split Entry*

*Fantastic Location, Well-Maintained & Spacious*

**LISTING PRICE: \$439,900**

## **Location:**

- Approx. 0.5 miles from Temple St./Route 9
- Easy access to Boston and Worcester via Route 9 (0.5 Miles), Mass Pike/Route 90 (1 Mile) and Commuter Rail (3 Miles)
- Near Recreation, Shopping, Restaurants, Banks, Public and Private Schools, Colleges, Houses of Worship

## **Interior:**

- 8 Room Split Entry; 4 Bedrooms, 2.5 Baths
- Entry: Vaulted Ceiling with Light Fixture; Bluestone Floor; Coat Closet; Double Doors
- 1,348 +/- Square Feet of Living Space on Main Level; Additional 1,300 +/- Square Feet, in Finished Part of Lower Level

## **Main Level:**

- Hardwood Floors Under Carpeting
- Spacious Master Bedroom with Half Bath
- 2 Additional Bedrooms
- Remodeled Full Bath with Tiled Tub/Shower
- Eat-In Kitchen
- Open Dining Room/Living Room Area with Fireplace

## **Lower Level:**

- Finished Area: 4th Bedroom/Office; Family Room with Fireplace; ¾ Bath
- Unfinished Area: Laundry and Large Storage Space
- Access to Garage



## **Exterior:**

- 0.27 Acre Corner Lot
- Vinyl Sided
- Attached Screened-In Porch (Via Sliding Door from Dining Room)
- Tuck-Under Single Car Garage with Storage/Work Room
- 4-Car Paved Driveway with Stone Wall
- On-Street Parking
- Irrigation System

## **Interior Workings:**

- Boiler/Baseboard Oil Fired Heat
- Central AC
- All Appliances Included
- Updated Mechanicals
- Electrical: 200 Amps, Circuit Breakers
- Security System