



402 W GARDEN ROAD

402 W GARDEN RD, ORELAND, PA 19075

\$439,900

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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This 3 bedroom, 2.5 bath brick colonial has been totally renovated so all you have to do is move in and unpack! This gem is located on one of the prettiest streets in Oreland and will not disappoint. The spacious living room has gorgeous hardwood floors and a wood burning fireplace. A nice archway leads to the breakfast room/kitchen with hardwood floors, sliders to back yard and a French door to sun porch. The sun porch has a door to the backyard and is the perfect spot for morning coffee or relaxing. The kitchen has honed granite counters, stainless steel appliances and tons of cabinets and is sure to please the chef in the family!

Cooling: Central A/C,
Fireplace Count: 1 Fireplace,
Heating - Fuel Type: Gas,
Heating Type: Forced Air,
Sewer: Public,
Water: City Water

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A laundry/mud room with cabinetry is conveniently located on the first floor and can also be accessed from the attached garage. A powder room with shiplap wall completes this floor. The second floor has 3 large bedrooms all with hardwood floors and 2 full baths. The primary bedroom has a ceiling fan, large closet and 3 windows for lots of natural light. The second bedroom has a ceiling fan, closet and full bath with pedestal sink, tile floor and full tile stall shower. This bedroom can be used as the primary bedroom if you prefer an en suite bath. The third bedroom has ceiling fan and closet. The hall bath has plank flooring and tiled shower over tub. There is a full basement that is partially finished and is being used as a playroom. The yard is AWESOME-totally level and ready for barbecues, swing set and playing ball. The following have been replaced or renovated in the last 5-7 years: roof, windows, gas heat, central air, kitchen, bathrooms, laundry/mud room. The location of this home is another huge bonus-located in sought after Springfield Township with new elementary school and library, minutes to shops of Flourtown and Flourtown Farmer's Market and movie tavern, train, restaurants, Valley Green, Rt. 309 and PA Turnpike. HURRY!!



