



1204 ASHBURN AVENUE

1204 ASHBURN AVE, COLLEGE STATION, TX 77840

\$399,900

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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TX 77840

Location, Location, Location! Nestled in the highly desirable College Hills Woodlands of College Station, this unique home sits on half an acre and offers a rare blend of space, privacy, and convenience, all within walking distance, a short bike or scooter ride to Texas A&M University. This 3 bedroom, 2 bathroom home features two living areas and two dining spaces. The sun room offers a warm and inviting retreat with a cozy fireplace and views of the surrounding trees. The primary suite includes a bonus room upstairs accessed by a spiral staircase, complete with its own private balcony that would be a great area for a home office, reading nook, or creative space.

Basement: None,
Garage Count: 1 Car Garage,
Garage Description: Garage

\$399,900



Step outside to a huge back deck overlooking a wooded, private backyard, offering the perfect setting for relaxing or entertaining. Not to mention it is only 3 blocks from the TAMU Bus Route. This is a rare opportunity to own a one-of-a-kind property in an unbeatable location!



