



**52 BEAUFORT AVE**

NEEDHAM, MA 02492

**\$1,450,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

# 52 BEAUFORT AVE

NEEDHAM, MA 02492

Elegant and inviting, this beautifully updated 3-bedroom, 2.5-bath home seamlessly blends classic New England charm with modern comfort. Ideally located in the sought-after Mitchell school district, just minutes from Perry Park, Needham Center, top-rated schools, and the commuter rail. Thoughtful upgrades are too many to name (see attached list) highlights include- Marvin windows, a Bosch heat pump furnace & A/C system, updated electrical panel, and hardwood floors throughout.

**Cooling: Central A/C,**  
**Fireplace Count: 2 Fireplaces,**  
**Garage Count: 1 Car Garage,**  
**Sewer: Public,**  
**Water: City Water**

**\$1,450,000**



The sun-filled main level features gracious living and dining spaces with timeless archways and custom built-ins, flowing into an updated kitchen with quartz countertops and a sun-filled spacious family room overlooking the flat, private backyard with deck and patio. Upstairs are 3 generously sized bedrooms and a full bath. The finished lower level offers exceptional flexible living space with a full bath, laundry room, gym, office, and playroom or potential 4th bedroom. Bedroom 16.0ft x 13.0ft Bedroom 10.0ft x 13.0ft Dining Room 13.0ft x 12.0ft Family Room 27.0ft x 14.0ft Kitchen 17.0ft x 11.0ft Living Room 13.0ft x 24.0ft Master Bedroom 11.0ft x 20.0ft Office 13.83ft x 10.42ft



