



132 E HARTWELL LANE

132 E HARTWELL LN, PHILADELPHIA, PA 19118

\$409,900

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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An inviting enclosed porch welcomes you, providing a serene transition into the home and the perfect setting for a quiet morning coffee or an evening glass of wine. Inside, the main level features an open flow between the living and dining rooms, both anchored by rich hardwood flooring and accented by refined woodwork. The updated kitchen is both stylish and functional, offering direct access to a private deck perfect for al fresco dining. The second floor has three bedrooms and a full hall bathroom. The primary bedroom has a ceiling fan and a triple bay window allowing lots of natural light. A hall bath completes the second floor.

**Heating - Fuel Type: Gas,
Sewer: Public,
Cooling: Window A/C,
Heating Type: Forced Air,
Water: City Water**

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For additional versatility, the finished lower level includes a dedicated recreation room, a convenient powder room, laundry facilities, and extra storage. This gem offers a newer roof (2023) and replacement windows throughout the majority of the home. Situated in a premier location within Chestnut Hill, this charming home offers an unparalleled walkable lifestyle. You are just steps away from the shopping, dining, and seasonal festivals along Germantown Avenue, as well as the regional rail for an easy commute. Outdoor enthusiasts will appreciate the immediate proximity to Water Tower Recreation Center offering tennis, pickle ball, sport courts, ball fields and play ground, Valley Green, and the extensive trail system of the Wissahickon.



