



**261 RUSSETT RD**

BROOKLINE, MA 02467

**\$1,449,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 261 RUSSETT RD

BROOKLINE, MA 02467

A charming, sun-drenched English Tudor in the highly desirable Baker School neighborhood in sought-after Chestnut Hill, this charming brick home offers timeless character & exceptional potential. This classic home offers 5 beds, 2.5 baths, office, sunroom, and entertainment room. On the 1st floor, hardwood floors flow through the bright living room with a fireplace, dining room & sunroom while the kitchen and hallway are covered with tile flooring. On 2nd floor, 3 generously sized bedrooms, a full bathroom and 4th bedroom with access to 3rd floor entertainment room.

**Cooling: Window A/C,**  
**Fireplace Count: 1 Fireplace,**  
**Heating Type: Steam Heat,**  
**Sewer: Public,**  
**Water: City Water**

**\$1,449,000**



The lower level provides 5th bedroom, 2nd full bathroom, office/exercise room, laundry, storage with direct access to backyard. Outside, enjoy a paved backyard. Located near schools, shops, restaurants, golf courses, parks, medical facilities, with easy access to Boston, this home offers the perfect balance of suburban tranquility and urban convenience. Do not miss this great opportunity to make this your dream home! Bedroom 15.08ft x 12.92ft Bedroom 11.75ft x 13.17ft Bedroom 9.25ft x 13.17ft Dining Room 15.58ft x 13.08ft Kitchen 15.58ft x 13.5ft Living Room 19.83ft x 12.58ft Master Bedroom 18.5ft x 12.92ft



