



11 SYLVIA ROAD

11 SYLVIA RD, NORTH READING, MA 01864

\$825,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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01864

Tucked away on a quiet dead-end street within the sought-after Batchelder School district, this beautifully maintained 4-bedroom, 1.5-bath home offers an open, flexible floor plan designed for today's lifestyle. Sun-filled living spaces provide an inviting setting for everyday living, working from home, and gathering with family and friends. All four bedrooms and a full bath are located on the second floor, with first-floor laundry adding everyday convenience. Outside, enjoy a generous 28x28 deck overlooking a large private backyard - ideal for entertaining, play, gardening, or quiet relaxation. A circular driveway enhances curb appeal and allows for easy access with ample parking.

Cooling: Wall Unit A/C,
Fireplace Count: 1 Fireplace,
Garage Count: 1 Car Garage,
Heating Type: Baseboard,
Sewer: Private,
Water: City Water

\$825,000



An oversized one-car garage offers exceptional storage, workspace, and flexibility, with potential for conversion to a two-car garage. Ideally located near schools, parks, shopping, and commuter routes, this home presents an exceptional opportunity in one of North Reading's most desirable neighborhoods. Bedroom 11.0ft x 12.0ft Bedroom 9.0ft x 11.0ft Bedroom 8.0ft x 9.0ft Dining Room 11.0ft x 14.0ft Family Room 11.0ft x 15.0ft Kitchen 11.0ft x 14.0ft Living Room 11.0ft x 23.0ft Master Bedroom 13.0ft x 16.0ft



