



# Wallingford!

*Walk to restaurants, shops, movie theaters!*

A covered entry porch and custom fir door with beveled-leaded art-glass welcomes you into a spacious living room, featuring beautiful refinished oak hardwood floors, a lovely brick-faced wood-burning fireplace flanked by a pair of south-facing windows. The central hall serves the two comfortable bedrooms on the north side of the home, both featuring the gorgeous original, unpainted wood millwork, and separated by the immaculate tiled full bath (with gorgeous wave motif accent tiles). All is spotless and well-cared-for, providing the perfect backdrop for adapting to a variety of tastes and lifestyles.



*Featuring hardwood floors, original millwork and new wood windows!*



The kitchen, fully equipped with a dishwasher and spacious new fridge, features country-style knotty-pine cabinets with chrome hardware accents; the lovely and spacious dining area looks out, via a large picture window, to the open, level, and fenced backyard with mature dogwood and maple trees. A two-panel windowed door provides additional light and easy access to the yard.

## 4516 Thackeray PI NE • \$445,000



The clear fir of the unpainted millwork and new double-pane windows provides a gentle contrast to the oak floors. A driveway allows for an off street parking space in front of the spacious windowed garage, which opens to the high ceilinged basement, ideal for storage, projects or additional space to finish in the future. The electrical and plumbing systems have been updated. Heating is via a forced-air oil furnace (warmer than gas so they run less often).



Sited gently up-and-back, on a residential street, green screened with mature plantings for quiet and privacy but just a half block from Wallingford shops & restaurants (walkscore=92, a Walker's Paradise!), bus lines (#26, #41, #45), centrally located and only a few blocks from I-5 freeway access (drivescore=84) and in the very popular John Stanford Elementary School Reference Area.



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Built in 1949. Two bedrooms, one and three-quarter baths.

Wood burning masonry fireplace.

50-year metal roof, updated plumbing & electrical.

940sf on main, 880 in basement including garage.

4390sf lot. 2008 taxes: \$3724. Zoned SF5000.