

FANTASTIC OPPORTUNITY TO REMODEL OR BUILD NEW

This property offers a prime location and great opportunity to create the home of your dreams. Located west of the Alameda just steps away from Las Lomitas School, the 8,906-square-foot property includes an updated 1950 home with 3 bedrooms, 2 bathrooms, and a detached 2-car garage. Featuring award-winning Las Lomitas schools and an ideal location close to downtown Menlo Park, Hwy 280, and Stanford University. The possibilities abound!



307 WALSH ROAD, ATHERTON

- 8,906-square-foot lot in desirable Atherton location, west of the Alameda
- 1,760-square-foot home featuring 3 bedrooms and 2 full bathrooms
- Enclosed sun porch entrance
- Spacious living room with wood-burning fireplace
- Newly refinished hardwood floors and fresh paint throughout
- Detached 2-car garage
- Close to downtown Menlo Park, Hwy 280, and Stanford University
- Excellent Las Lomitas schools

Offered at \$2,395,000

For photographs, floor plans, and additional information, please visit www.307Walsh.com

**HUGH
CORNISH**

WWW.HUGHCORNISH.COM

Ranked Top 1% Internationally – Coldwell Banker
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Over \$2 Billion in Sales

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GLOBAL
LUXURY



307 Walsh Road, Atherton

Public Rooms

Entry

Enclosed sun porch entry with floor-to-ceiling windows and a French door leading to the patio; pocket doors to living room

Living Room/Dining Area

Spacious living room with floor-to-ceiling windows on one wall and a wood-burning fireplace with brick surround and tiled hearth; includes dining area near kitchen

Kitchen

Separated from living/dining area by a swinging door; features new linoleum floor and freshly painted cabinets; dual stainless steel sink

Personal Accommodations

Bedroom 1

Located off the kitchen is a bedroom that could also be used as an office or playroom

Bathroom 1

Adjacent to the kitchen and bedroom 1; tiled floor, single-sink vanity, and stall shower

Bedroom 2

Master bedroom with large picture window overlooking the front yard; spacious closet; one wall features a transom window offering additional light

Bedroom 3

Large corner windows offer ample light; overlooks the front yard

Bathroom 2

Hall bath shared by bedrooms 1 and 2; tiled floor, single-sink vanity, and tub with shower surround

Grounds

Beautifully landscaped, spacious front yard with new birch trees, mulch, and flower beds; enclosed by a newer privacy fence; concrete walkway from driveway to front door; partially covered concrete patio outside enclosed sun porch entry; long driveway to detached 2-car garage

Additional Features

- Laundry/mudroom with new linoleum floor; entrance from detached 2-car garage
- Central gas forced air heating
- Detached 2-car garage with built-in cabinets and storage closets
- Level lot with newly landscaped front yard
- Close to downtown Menlo Park, Hwy 280, and Stanford University
- Top-rated Las Lomas schools

Disclosure Package Available Upon Request

Listed by Hugh Cornish. Any statistics or prices, while not guaranteed, have been secured from sources I believe to be reliable. I recommend that the buyer have a licensed contractor inspect the property and review any and all of the available reports, building permits and disclosures. In addition, I recommend that if the buyer plans to remodel, tear down and /or re-build the subject property, the buyer should meet with the Town of Atherton Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.