



*Beautifully Maintained Colonial  
in South Cheshire*

265 Harrison Road, Cheshire, CT

MLS# N293704

Price: \$399,900

Bedrooms: 3

Bathrooms: 2.1

**SALLY BOWMAN  
REAL ESTATE**

ESTABLISHED 2009

**Sally Bowman, CRS, ABR**  
Sally Bowman Real Estate  
220 Old Towne Road  
Cheshire, CT  
Cell: 203.687.8026  
Office: 203.272.2828  
Sally.Bowman@gmail.com  
SallyBowmanRealEstate.com





## *About This Home*

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- Bedrooms: 3
- Bathrooms: 2.1
- MLS# N293704
- Garage: 2-Car Attached
- Approx. Sq. Ft.: 2,112



## *Exterior Features*

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- Vinyl & Tan Exterior
- Nicely Landscaped Yard
- Wrap Around Open Porch
- New Asphalt Driveway in 2008
- Rear Open Porch
- Circle Brick Patio
- 12' x 14' Wood Deck
- Shed Located in Rear Flag Lot
- Short Distance to Bike Trail



# *About This Home*

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## Formal Living Room

- 21' X 11'
- Hardwood Flooring
- Recessed Lighting Over Fireplace
- Crown Molding
- Wood Burning Fireplace with Mantle

## Kitchen

- 23' X 12'
- Formica Countertops
- Pantry
- Hardwood Flooring
- White Cabinetry
- Recessed Lighting
- Appliances Include Refrigerator, Oven Range, Microwave, Trash Compactor, and Dishwasher



## Dining Area

- Hardwood Flooring
- Adjoined to the Kitchen
- Direct Access to Deck Through Sliding Door

# Special Features

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## *Powder Room*

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- 8' X 8'
  - Tile Flooring
  - Neutral Decor
  - Laundry Area in Bathroom Closet
- Includes Washer and Dryer



## *Family Room*

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- 19' X 23'
- Located Above Garage
- Wall-to-Wall Carpeting
- Recessed Lighting
- Overhead Speakers
- Ceiling Fan
- Neutral Decor

## *Master Bedroom Suite*

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- 12' X 16'
- Wall to Wall Carpeting
- Walk-In Closet
- En-Suite Bathroom



# *Special Features*

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## Master Bathroom

- 6' X 7'
- Tile Flooring
- Corner Glass Door Shower

## Bedroom Two

- 14' X 8'
- Wall-to-Wall Carpeting
- Overhead Lighting
- Oversized Closets



## Bedroom Three

- 12' X 12'
- Wall-to-Wall Carpeting
- Overhead Lighting
- Skuttle to Attic



## Second Floor Bathroom

- 7' X 7'
- Tile Flooring
- Linen Closet
- Lighting Over Vanity
- Jetted Whirlpool Tub
- Neutral Decor

# Special Features

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Cheshire is a residential community located in New Haven County, with easy access to highways I-91, I-84, I-691, and Rt 15 (Merritt Parkway), making it an easy commute to both New Haven and Hartford, and within reach of both New York City and Boston. With its historic, colonial homes and farms, and scenic landscapes, the Cheshire area has a small-town, New England feel, yet provides all of the comforts of a thriving, suburban community.

Additionally, residents of Cheshire are highly concerned with education, community spirit, and quality of life. Active civic groups are dedicated to promoting, providing, and preserving the standard of living that the area's residents enjoy. Cheshire boasts many parks and trails to for hiking and bicycling.

Cheshire has many farms that grow bedding plants in their greenhouses, because of this we are known as the bedding plant capital of Connecticut. Cheshire also has thousands of acres of land that is open space for the enjoyment of its residents. This combined with residential, industrial and retail space gives Cheshire a unique blend of the best.

Cheshire enjoys many town organized events annually including the Congregational Church Strawberry Festival each June, the Chamber of Commerce Fall Festival in September, Carnivals each spring and fall, a Memorial Day Parade, and the Cheshire Relay for Life and many more.

Cheshire is a great place to live, raise children and enjoy what life will bring us. We are proud of many of the accomplishments of our residents past and present. We are lucky to have a few celebrities to proudly call Cheshireites!

## *About Cheshire, CT*

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## *Darcey Kindergarten Center*

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1686 Waterbury Road, Cheshire, CT 06410  
Telephone - 203.272.3343 | Fax - 203.271.2554

## *Norton Elementary*

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414 North Brooksvale Road, Cheshire, CT 06410  
Phone - 203.272.7283



## *Dodd Middle School*

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100 Park Place, Cheshire, CT 06410  
Main Office - 203.272.3249 | Fax - 203.250.7614



## *Cheshire High School*

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525 South Main Street, Cheshire, CT 06410  
Phone - 203.250.2511 | Fax - 203.250.2563



# *School Information*



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