



*Charming Cape Cod Nestled
Behind Privacy Hedges*

4040 Whitney Avenue, Hamden, CT

MLS# N293701

Price: \$200,000

Bedrooms: 2

Bathrooms: 2

**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

- Bedrooms: 2
- Bathrooms: 2
- MLS# N293701
- Garage: 1-Car Attached
- Approx. Sq. Ft. : 1,122



Exterior Features

- Formerly a 19th Century Schoolhouse
- Crushed Stone Driveway
- Red Cedar Exterior
- Open Meadow Backing to Linear Trail
- Garage Doubles as a Barn
- Short Distance from Hiking and Golf
- Near Sleeping Giant State Park and Farmington Canal Linear State Park
- Close to Quinnipiac and Yale Universities on Bus Line

About This Home

Cell: 203.687.8026 | Direct: 203.272.2828 | Fax: 203.272.2702 | 220 Old Towne Road, Cheshire CT
Email: Sally.Bowman@gmail.com | SallyBowmanRealEstate.com



Family Room

- 21' X 19'
- Hardwood Flooring
- Beamed Ceilings
- Five Foot Wood Burning Fireplace
- Wainscoting



Dining Area

- Chandelier
- Combined with Family Room



Special Features

Cell: 203.687.8026 | Direct: 203.272.2828 | Fax: 203.272.2702 | 220 Old Towne Road, Cheshire CT
Email: Sally.Bowman@gmail.com | SallyBowmanRealEstate.com



Kitchen

- 12' X 7'
- Hardwood Flooring
- Eat-In Area
- Wood Cabinetry
- Formica Countertops
- Appliances Include Refrigerator and Gas Stove

Full Downstairs Bathroom

- 5' X 7'
- Tile Flooring
- Tub



Master Bedroom

- 21' X 14'
- Hardwood Flooring
- Walk-In Closet
- Skylight
- Built-in Shelving
- Neutral Decor

Special Features

Cell: 203.687.8026 | Direct: 203.272.2828 | Fax: 203.272.2702 | 220 Old Towne Road, Cheshire CT
Email: Sally.Bowman@gmail.com | SallyBowmanRealEstate.com



Bedroom Two

- 13' X 7'
- Hardwood Flooring
- Two Closets
- Neutral Decor

Full Upstairs Bathroom

- 4' X 7'
- Tile Flooring
- Tub



Special Features

Cell: 203.687.8026 | Direct: 203.272.2828 | Fax: 203.272.2702 | 220 Old Towne Road, Cheshire CT
Email: Sally.Bowman@gmail.com | SallyBowmanRealEstate.com

Considered to be one of Connecticut's finest mid-sized communities, Hamden fuses urban and suburban living with its ideal location between New York and Boston. In 2008, Fortune Magazine and CNN Money picked Hamden as #33 on their "Best Place to Live and Launch" list, citing Hamden's exceptional education system and its "New England Charm" as highly regarded features of this vivacious community.

Heavy in history, Hamden played a key role in the expansion of the Industrial Revolution and inhabited well-known American icons such as Charles Goodyear, A.C. Gilbert and Eli Whitney who invented mass production at his arms factory which is now the Eli Whitney Museum.

With a population of nearly 60,000 citizens, the "Land of the Sleeping Giant," as it is often referred to, is enveloped by a breathtaking landscape. Hamden is rich in hills, mountains, parks, walking trails and rivers including Mill River which is dammed to form Lake Whitney and flows to the Long Island Sound. In addition, Hamden offers a myriad of shops, restaurants, affordable homes, and highly regarded schools including a state-of-the-art high school.

Aside from its residential community, Hamden includes an appealing business environment. With terrific tax, loan and technical assistance programs provided by the Economic Development Department, Hamden is located in an ideal community for developing and maintaining a business.

A terrific place to live for people with a variety of lifestyles from raising a family to starting a small business, Hamden has something for everyone. Proud and ever-growing, Hamden may just be the community for you!

About Hamden, CT

Cell: 203.687.8026 | Direct: 203.272.2828 | Fax: 203.272.2702 | 220 Old Towne Road, Cheshire CT
Email: Sally.Bowman@gmail.com | SallyBowmanRealEstate.com

Hamden Public Elementary Schools

West Woods School

350 West Todd Street, Hamden, CT 06518
Telephone - 203.407.2050



Spring Glen School

1908 Whitney Avenue, Hamden, CT 06517
Telephone - 203.407.2045

Ridge Hill School

120 Carew Road, Hamden, CT 06517
Telephone - 203.407.2035



Dunbar Hill School

315 Lane Street, Hamden, CT 06514
Telephone - 203.407.2025

School Information



Cell: 203.687.8026 | Direct: 203.272.2828 | Fax: 203.272.2702 | 220 Old Towne Road, Cheshire CT
Email: Sally.Bowman@gmail.com | SallyBowmanRealEstate.com

Hamden Public Middle School

Hamden Middle School

2623 Dixwell Avenue, Hamden, CT 06518
Telephone - 203.407.3140



Hamden Public High School



Hamden High School

525 South Main Street, Hamden, CT 06514
Telephone - 203.407.2040

School Information



Cell: 203.687.8026 | Direct: 203.272.2828 | Fax: 203.272.2702 | 220 Old Towne Road, Cheshire CT
Email: Sally.Bowman@gmail.com | SallyBowmanRealEstate.com