

kw PREMIER
PROPERTIES
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THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY **team**

254 Kings Road
Madison, New Jersey



Drive up to 254 Kings Road and you know you have reached somewhere special. This absolutely charming 3 Bedroom, 2 Bath craftsman stunner, less than two blocks to Kings Road School, under a mile to NYC Train, and Madison shopping and restaurants, offers tons of potential to build an addition and STILL maintain an expansive yard. Drive up the gorgeous tree-lined street and admire this home's lovely exterior complemented by beds lovingly planted and bursting with blooming perennials. Take in the idyllic, relaxed Front Porch perfect for rocking chairs and lemonade. Step inside to find the blissful, sundrenched Living Room with plenty of room for movie night or entertaining friends. An adjacent Bonus Room is the perfect spot for play or use as a Home Office. The Living Room flows easily into the luminous Dining Room perfect for your morning coffee or family meals.



The Dining Room flows seamlessly into the Kitchen featuring white cabinetry, storage, and stainless steel appliances. This level also offers one bedroom (opening up to the outdoor Deck) and a tasteful Full Bath.

Another show stopper of this home is the large Deck for entertaining and the deep, flat backyard graced by blooming perennials, berry bushes, foundation plantings, and mature specimen trees. The yard is so large that you could expand this home and still be left with a sizable yard!





Prepare to be wowed by the Second Level with a Primary Bedroom with a fully custom Walk In Closet. Another Bedroom is spacious and includes a darling loft area. The bedrooms share the renovated Jack and Jill Bath with radiant heated tile flooring, a heated towel rack, and gorgeous tile throughout. Finally, a huge Sitting Area includes a window seat, smart storage, and its own reading nook.

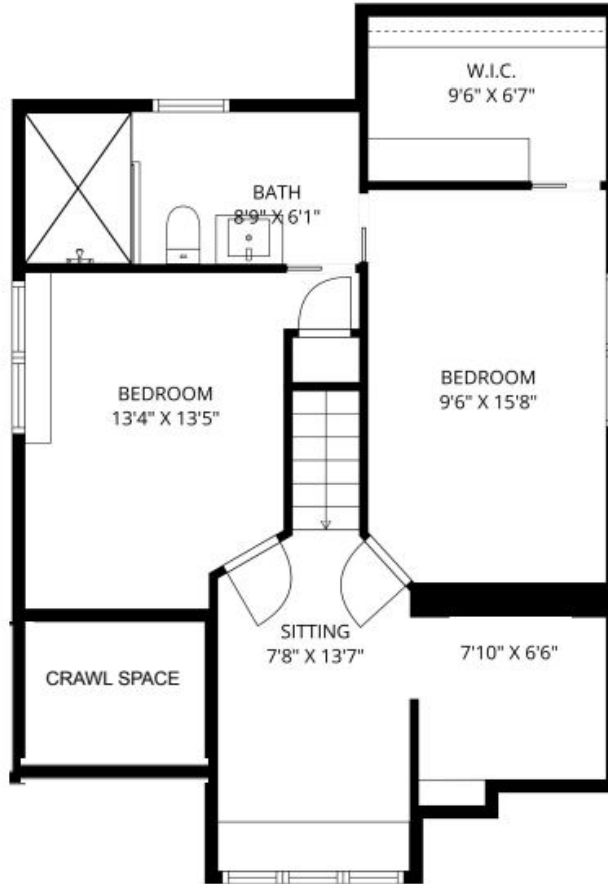
And that's not all! A staircase from the Kitchen leads to the large Lower Level featuring TONS of potential for a Play Room, Recreation Room, Wine Room, and/or Exercise Area. A Laundry Area rounds out the Lower Level. With its proximity to fabulous downtown Madison, easy access to New York City, Midtown Direct train service, and sought-after school district, you will undoubtedly want to call 254 Kings Road home.



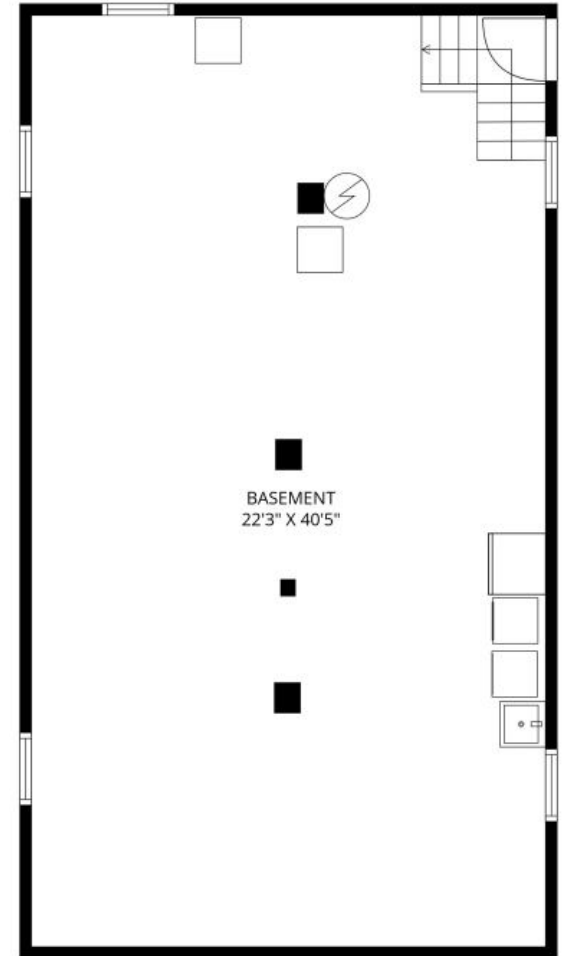
THE FLOORPLAN



FIRST LEVEL



SECOND LEVEL



LOWER LEVEL

- INSIDE & OUT -

FIRST LEVEL

- Arts and Crafts style Front Porch
- Living Room featuring hardwood floors, windows at 3 exposures, ceiling fan/light, crown molding, baseboard molding
- Home Office featuring hardwood floors, ceiling fan/light, window, Closet, baseboard molding
- Dining Room featuring hardwood floors, 2 windows, ceiling fan/light, baseboard moldings
- Kitchen featuring laminate flooring, 2 windows, wood cabinetry, wood countertops, pendant light, crown molding, bookshelf, KitchenAid stainless dishwasher, stainless oven/range, rear area with stainless Amana refrigerator/freezer, Pantry at rear
- Side Entrance
- Bedroom 1 featuring hardwood floors, Closet, sliding doors to Deck, ceiling fan/light, baseboard molding, window
- Full Bath featuring tile flooring, vanity with vessel sink, tile wainscoting, tub/shower combination with tile surround, flush mount light
- Rear Hallway with hardwood floors, Linen Closet

SECOND LEVEL

- Staircase to Second Level
- Large Landing/Sitting Area featuring wide plank hardwood floors, window seat with storage, built-in dresser, reading nook with skylight, recessed lighting, sconce, track lighting
- Bedroom 2 featuring hardwood floors, vaulted ceiling, loft area (that can fit twin mattress), 3 pendant lights, track lighting, ceiling fan, door to Jack and Jill Bath, 2 windows, Closet, ductless AC, crawl space storage
- Jack and Jill Bath featuring radiant heated tile flooring, heated towel rack, vanity, large shower with designer tile surround, vaulted ceiling with skylight, recessed lighting, built-in shelving niche, pocket doors to Bedrooms
- Primary Bedroom (Bedroom 3) featuring wide plank hardwood floors, vaulted ceiling, ceiling fan/light, Walk In Closet for 2 with custom storage, 2 windows, ductless AC, crawl space storage behind Closet

LOWER LEVEL

- Unfinished Lower Level with potential for Recreation Room, Exercise Area
- Laundry Area with Whirlpool washer and dryer

ADDITIONAL FEATURES / UPGRADES

- Painted soothing hues throughout
- Upstairs AC Unit to be replaced 6/7

FRONT / BACK YARD

- Front beds teeming with blooming perennials for tons of color and visual interest
- Covered Side Entrance
- Large Wood Deck
- Flat, ultra-deep backyard with blooming perennials and mature specimen trees, raspberry and blueberry bushes
- NEW (2022) arborvitae trees- will grow to create privacy on the porch
- Vegetable garden area
- Detached 1 car garage



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