

Welcome Home to 6 Charles Street

WAYLAND, MASSACHUSETTS

LIVE THE
WAYLAND
LIFESTYLE

CHARMING SINGLE-LEVEL RANCH
MATURE LANDSCAPED LOT
TOP-RATED SCHOOLS
NEAR LAKE COCHITUATE

 **3**
BEDROOMS

 **1**
FULL BATH

 **992**
SF

 **DETACHED**
GARAGE

 **0.30**
ACRES

 **TOWN**
WATER



PROPERTY HIGHLIGHTS

- ✓ 3 Bedrooms, 1 Full Bath
- ✓ 992 SF of Comfortable Living
- ✓ Fireplaced Living Room
- ✓ Hardwood Floors
- ✓ Full Basement with Interior & Exterior Access
- ✓ Detached Garage with Storage
- ✓ Town Water
- ✓ Minutes to Lake Cochituate
- ✓ Top-Rated Wayland Schools

Enjoy easy one-level living in this well-maintained 3 bedroom ranch located in one of Wayland's most desirable neighborhoods. Hardwood floors, a sun-filled living room with fireplace, and an eat-in kitchen offer warmth and functionality. A full basement provides great storage or future expansion. Step outside to a level, landscaped yard with a detached garage and plenty of space to relax, garden or play.

A wonderful opportunity to enjoy everything Wayland has to offer!



David Restic

Broker

 508.473.0762

 drestic@psnrealty.com

 www.psnrealty.com



GREAT HOME. INCREDIBLE LIFESTYLE. WELCOME TO WAYLAND.

The Wayland Lifestyle

NATURE. COMMUNITY. EXCELLENCE.



LAKE COCHITUATE JUST MINUTES AWAY

Swim, boat, kayak, fish or picnic at one of Metrowest's treasured lakes. Public beach and recreation access nearby.



CONSERVATION & TRAILS EXPLORE OUTDOORS

Miles of scenic trails and conserved land, including Heard Farm, Hamlen Woods and Great Meadows.



COMMUNITY & RECREATION SOMETHING FOR EVERYONE

Year-round programs, sports, camps, parks, tennis courts, playgrounds and community activities.



TOP-RATED WAYLAND SCHOOLS

Happy Hollow Elementary
Grades PK-2

Loker Elementary
Grades 3-5

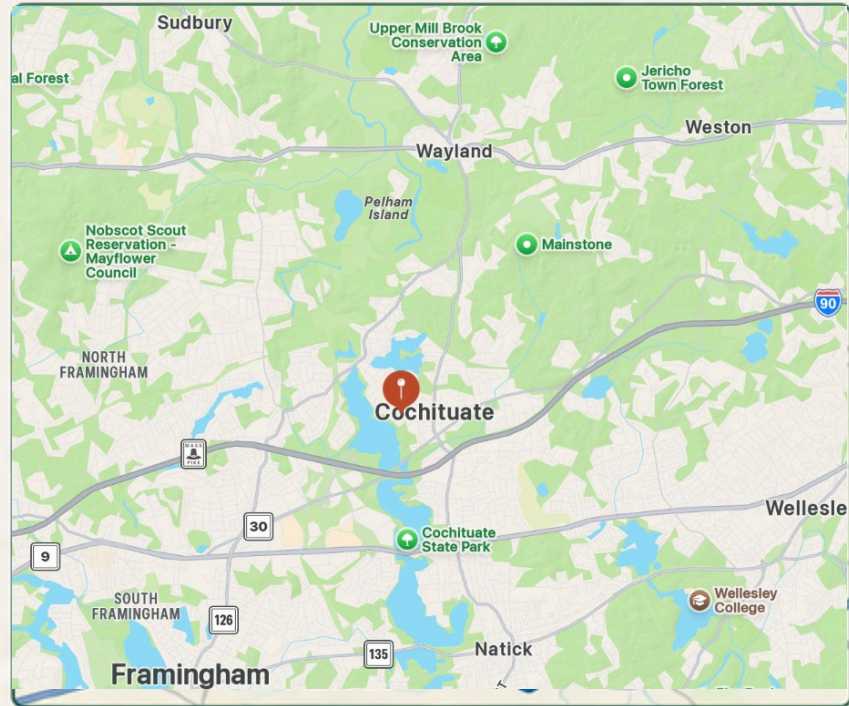
Wayland Middle School
Grades 6-8

Wayland High School
Grades 9-12

*One of Massachusetts'
Highest-Rated Districts*

LOCATION HIGHLIGHTS

- ✓ Easy access to Routes 27, 20 & I-90
- ✓ Close to shopping, dining & major commuter routes
- ✓ Framingham & Riverside MBTA stations nearby
- ✓ Approx. 20 miles to Boston
- ✓ Minutes away from Wayland Town Beach



**SCAN TO VIEW
PHOTOS, FLOOR
PLAN & MORE
INFORMATION!**



6charles.com

EXPERIENCE THE BEST OF WAYLAND LIVING. WELCOME HOME!