

# The Columbus Team Presents:



## 252 E. Stafford Ave. Worthington, OH 43085

Welcome to this adorable, completely updated home in the heart of Worthington. Featuring three bedrooms, two full baths, first floor family room with wood burning fireplace & finished lower level with full bath. Exceptional updates include a new roof, windows, siding, gutters, HVAC, hot water tank, electric panel & painted interior. Steps away from neighborhood parks, Worthington Public Library and Historic Downtown Worthington including shopping, restaurants & entertainment. Minutes away from the Olentangy Bike Trail, Antrim Park & High Banks Metro Park. Easy access to major travel roads, OSU & Downtown Columbus!

LET'S CHAT!



**Erin Ogden Oxender**

**614-598-3121**

**Erin@TheColumbusTeam.com**

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## Features

- Mid-Century Ranch Style Home with Vinyl Exterior
- Three Bedrooms
- Two Full Baths
- First Floor Family Room with Wood Burning Fireplace
- Hardwood Floors Throughout First Floor
- New Hardwood Floors in Family Room - 2016
- Stainless Steel Appliances
- New Countertops, Sink & Faucet in Kitchen - 2020
- Finished Lower Level with Recreation Room, Full Bath, Multi-Purpose Room & Storage
- Replacement Windows - 2018
- Vinyl Siding - 2018
- Gutters - 2016
- Painted Interior - 2020
- Roof - 2020
- Chimney Inspected & Cleaned w/ Warranty - 2021
- Paver Patio
- Fenced Yard
- Glass Block Windows
- Electric Panel - 2014
- Hot Water Tank - 2016
- Forced Air Gas Furnace - 2020
- Central Air Conditioning - 2020
- Year Built - 1957
- Square Feet - 1,840 (Includes finished lower level)
- Lot Size - 60' x 97'
- Parcel# 100-001217-00
- 2020 Taxes - \$4,373/year
- Worthington Schools - [www.worthington.K2.oh.us/](http://www.worthington.K2.oh.us/)
- Disclosures Available in MLS

The information in this brochure is deemed reliable but not guaranteed.



## Room Dimensions

Living Room	13'7" x 14'3"
Dining Room	8'2" x 11'4"
Family Room	15'7" x 19'2"
Bedroom	9'10" x 12'9"
Bedroom	9'5" x 10'6"
Bedroom	10'1" x 10'7"
Lower Level Rec Room	10'6" x 33'5"

**KW** CAPITAL PARTNERS

KELLERWILLIAMS.

100 E. Wilson Bridge Rd. Worthington, OH 43085



THECOLUMBUSTEAM.COM

614-888-6100

Homes@TheColumbusTeam.com

