

# 301 ENGLE ROAD SAN MATEO PARK

## LIGHT-FILLED SAN MATEO PARK LIVING WITH CLOSE-IN CONVENIENCE

Set at the end of a lane in sought-after San Mateo Park, this move-in ready home offers privacy and close-in convenience to shops and restaurants. Lovingly maintained by the same family for more than 40 years, this picture-perfect home is bright and light with fresh interior paint, refinished hardwood floors, and new carpet. Beyond the two-story home is a detached 2-car garage with an adjoining extra-large bonus room offering flexible space for recreation, office, or potential for an ADU. The deep lot with an array of colorful flowering trees further enhances the setting whether enjoying as is or expanding to personalize over time.





**BONUS ROOM**



**SUMMARY OF THE HOME**

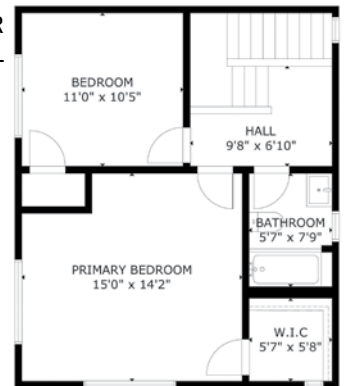
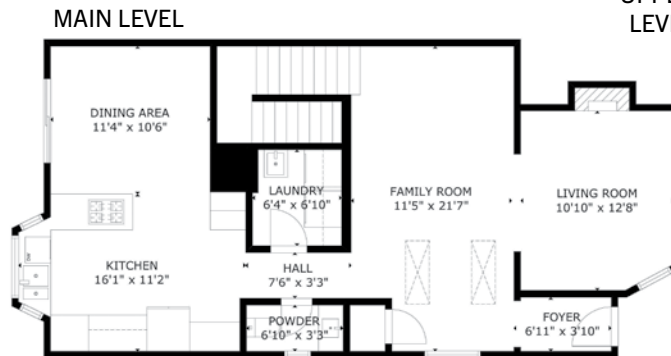
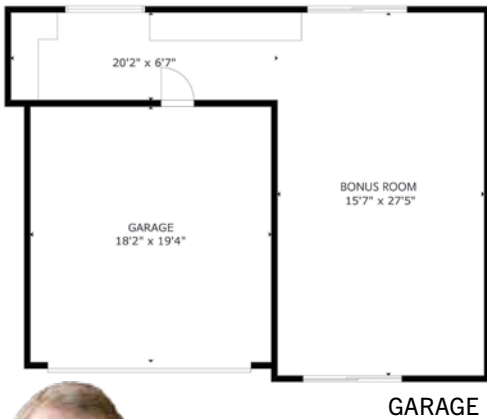
- 2 bedrooms and 1.5 baths on two levels
- Approximately 1,580 square feet (per County records, buyer to confirm)
- Great location at the end of the lane with close-in convenience
- Approximately 6,000 square-foot lot (per County records, buyer to confirm)
- Freshly painted interiors, refinished hardwood floors, and new carpet
- A tiled foyer leads to a skylit central room with flexible use and an adjoining formal living room with fireplace and tall vaulted ceiling
- Spacious dining area opens to the kitchen and to the rear yard through a sliding glass door
- Bright and light kitchen features tiled counters, a built-in workstation, and bay window above the sink looking out to a flowering garden
- Stainless steel appliances include a KitchenAid gas cooktop plus two GE ovens, microwave, dishwasher, and refrigerator
- Two upstairs bedrooms, each with new carpet, are served by a bath with glass-enclosed tub and overhead shower
- Half-bath; laundry room with sink and GE washer and dryer; covered carport parking on the side of the home
- Detached 2-car garage plus adjoining extra-large carpeted bonus room with sliding glass doors to the front and rear, built-in cabinetry, and fluorescent lighting
- Beautiful gardens with lawn and flowering foliage, including magnolia, camellia, and orange tree

Price upon request | [www.301Engle.com](http://www.301Engle.com)

**CLOSE TO ...**

Starbucks .....	0.9 mile.....	4 mins
Downtown San Mateo .....	0.9 mile.....	4 mins
Caltrain.....	1.1 miles.....	5 mins
Burlingame Avenue.....	1.3 miles.....	5 mins
Highway 101 .....	2.1 miles.....	8 mins
Mills Peninsula Health Svcs .....	3.8 miles.....	13 mins
San Francisco Int'l Airport.....	5.8 miles.....	12 mins

(all times and distances are approximate; information provided by Google Maps)



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Floor plan is for illustrative purposes only. Room dimensions, living area are approximate.



**COLDWELL BANKER**  
REALTY

Coldwell Banker and this agent do not guarantee or warrant the accuracy of lot size, square footage or other information concerning the features or condition of the property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and appropriate professionals. ©Marketing Designs, Inc. 650.802.0888 • [marketingdesigns.net](http://marketingdesigns.net)