



## 39 Ethan Allen Drive Acton, MA 01720

Thoughtfully designed & expanded Colonial in sought-after Flagg Hill neighborhood abutting conservation land. The spacious mudroom with radiant heated floors is the first of many practical amenities. The heart of this delightful home is an enormous, sun-drenched kitchen with a center island, large dining space & a cozy sitting area with wood-burning stove. A bright first floor office with vaulted ceilings, heated floor & extensive built-ins overlooking the sprawling yard is a telecommuter's dream. A fire-placed family room, screened porch overlooking large front perennial bed & versatile bonus room complete the main level. Upstairs discover a master suite with private full bath & three additional bedrooms with a shared bath. Enjoy handsome hardwood floors, 2 car garage, Hardie board siding, direct access to 100+ acres conservation land, great neighborhood, outstanding schools & nearby W Acton village. Excellent commuter location offering easy access to major routes & MBTA rail to Boston



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