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**LARRY YOUNG + ASSOCIATES**

**PROPERTY FACTS**  
• 3 Bedrooms  
• 3 Bathrooms  
• 2,474 SF Living Area  
• 6,484 SF Lot



**415 S. Bentley Avenue**  
Westwood Hills, California



Inspired by the glorious design of beloved architect, Paul Williams, this East Coast Traditional has been lovingly cared for over many years. Its stately curbside presence showcases a classic brick façade with picture-perfect symmetry and gorgeous shuttered windows.

Located on a desirable, wide-set, tree-lined avenue in sought-after Westwood Hills, it's in close proximity to UCLA, Westwood and Brentwood Villages and is included in the coveted Warner Avenue Elementary School District.





With its warm, wood floors, rich paneling, crown moldings, gleaming built-ins and period doors and windows, the light and bright interiors overflow with charm at every turn with pretty, green views from everywhere.

Upstairs, there are three nicely-sized bedrooms, the primary bedroom ensuite with its own bath. The two additional bedrooms share a bath, Jack & Jill style.



The floor plan flows easily room to room and through French doors to the very private, wooded backyard. Live al fresco enjoying the brick patio, grassy area and the vine covered pergola, peacefully enveloped by the soothing, mature landscape.

There's a formal foyer, an elegant living room with a romantic fireplace, a garden sunroom and a very cozy den/library. The formal dining room has a beautiful garden view as does the well-equipped cook's kitchen, complete with its custom cabinetry, multiple built-ins, center island, informal dining area and casual family room.

There's a bonus room, perfect as an art studio or office, as well as a detached garage.

