



804-334-6358

Sean Priest

<http://www.seanpriest.com>



**7525 Studley Rd  
Hanover, VA 23116  
\$235,000.00**

**Presented By: *Sean Priest*  
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View this listing at: <http://www.seanpriest.com/mls=1707157>

Welcome home!!! Your new home is located in the highly sought after school districts of Rural Point Elementary, Oak Knoll Middle and Hanover High. This home is ready for you to move into today. All brick rancher, with replacement windows, updated appliances, 1 car garage, circular paved driveway, raised garden beds planted with multiple vegetables, fruit trees of all sorts and an array of vegetation and trees including many dogwoods. Inside this home includes two living areas (Den with real wood paneling, carpet and wood burning fireplace with direct access to the garage, 2nd living area is in the front w/ wood floors and tons of natural light) 3 good sized bedrooms with 2 full baths, master has walk in closet, dinning room off the kitchen, the eat in kitchen is in the back of the house and off the laundry/mud room. The front entrance to the home has a covered front porch, the back entrance is off a stoop or you can enter through the garage into the den. Large private back yard corner lot in the Avondale neighborhood. New HVAC system installed 2014, new vapor barrier installed this year, freshly painted in 2016, 2 detached sheds, this home has too much to list, this is a must see!

**Information**

**Address:**

7525 Studley Rd

Hanover, VA 23116

- ▬ **Bedrooms:** 3
- ▬ **Bathrooms:** 2 full
- ▬ **Square Feet:** 1500
- ▬ **Type:** Detached
- ▬ **Subdivision:** Avondale
- ▬ **Area:** Hanover - Area 44
- ▬ **MLS ID:** 1707157
- ▬ **Status:** Active

#### Features

- ▬ **Garage:** 1.5 car attached
- Taxes:** \$1,541
- Formal Dining:** Yes
- Roof Type:** Asphalt,Composition,Shingled
- Exterior:** Brick,Frame
- Parking Notes:** Circular Drive,Off Street,Paved Driveway
- Lot Size:** 0.41 Acres
- Lot Dimensions:** 0.4150 acre(s)
- Heating:** Electric,Heat Pump
- Cooling:** Central Air,Electric,Heat Pump
- Year Built:** 1968
- ▬ **Fireplaces:** 1
- Security:** yes
- Stories:** 1.0
- Appliances:** Attic Fan,Dishwasher,Exhaust Fan,Gas Cooking,Ice Maker,Self/Con Cleaning,Stove
- Interior:** 1st Floor Bedrm W/ Full Bath,1st Floor Master Bedroom,Cable TV,Ceiling Fan,Countertops - Solid Surface,Dining Area,Eat-In-Kitchen,Formal Dining Room,MBR Bath,Security System,Walk-In Closet,Window Treatment
- Fireplace:** Brick,Wood Burning
- Basement:** Crawl Space,Dirt
- Exterior:** Insulated Doors,Outdoor Lighting,Porch,Screens,Storage Shed Detached,Thermal Windows
- Floor Features:** Carpet-Part,Tile-Ceramic,Wood
- Garage Features:** Attached,Auto Door Opener

#### Room Information

- ▬ **Bedroom 2:** 12X12 Level 1
- Bedroom 3:** 11X9 Level 1
- Dining Room:** 13X9 Level 1
- Family Room:** 16X11 Level 1
- ▬ **Laundry-Utility Room:** 11X8 Level 1
- Living Room:** 19X11 Level 1
- Master Bedroom:** 13X12 Level 1

#### School Information

- ▬ **High School:** Hanover
- ▬ **Middle School:** Oak Knoll
- Elementary School:** Rural Point

#### Agency/Agent Information



**Shown By:**  
**Agent Name:** Sean Priest  
**Agent Phone:** 804-334-6358  
**Web:** <http://www.seanpriest.com>

**Listed By**  
**Hometown Realty**



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