

# CHARMING!

HOME FOR RENT



## 8203 Chancery Court

*Williamsburg Manor North - Alexandria VA 22308*

- Beautiful three-floor split-level
- Five bedrooms
- Two and one-half baths
- Upgraded kitchen
- Upgraded baths (brand new master bath)
- Formal living and dining rooms
- Refurbished hardwood floors on two levels
- New berber carpet in family room
- New 8x10 storage shed
- Approximately 2200 square feet
- Great neighborhood
- Near neighborhood playground
- Close to Mt. Vernon Hospital
- Outstanding landscaping
- Stratford Landing Elementary School
- Carl Sandburg Intermediate School
- West Potomac High School

**\$2500/MONTH**

AVAILABLE FEBRUARY 2009

*For an appointment, contact*

***Brent or Natalie Morris***

(719) 268-6881

[brentnat@yahoo.com](mailto:brentnat@yahoo.com)

*For detailed information, see website at:*

<http://www.geocities.com/brentnat/index.htm>

# AVAILABLE

FEBRUARY 2009

PROPERTY ADDRESS: 8203 CHANCERY COURT, ALEXANDRIA VA 22308-1514 COUNTY: FAIRFAX  
NEIGHBORHOOD: WILLIAMSBURG MANOR NORTH OWNERS: D. BRENT & NATALIE MORRIS  
LEGAL DESCRIPTION: WILLIAMSBURG MANOR NORTH LOT 38 BLOCK 2 SECTION 2

## PROPERTY DESCRIPTION

YEAR BUILT: 1965	ACREAGE: 0.24	ROOMS: 9
MODEL TYPE: ANDOVER	LIVING AREA: ~ 2,200	FIREPLACES: 1 (WOOD)
BEDROOMS: 5	BATHS: 2 1/2	STORAGE SHED: (2) 5 x 8 & 8 x 10
INTERIOR FLOORS: HARDWOOD/CARPET	HEAT: GAS - FORCED AIR	CENTRAL AIR CONDITIONING
EXTERIOR: BRICK & SIDING	BACK PATIO: 10 x 24	HOT WATER: GAS

## ROOM DIMENSIONS AND LEVELS

<u>LOWER LEVEL</u>	<u>MIDDLE LEVEL</u>	<u>UPPER LEVEL</u>
FAMILY ROOM: 14 x 22	FORMAL DINING: 9 x 11	MASTER BEDROOM: 11 x 14
BEDROOM 5: 10 x 13	FORMAL LIVING: 13 x 19	BEDROOM 2: 11 x 11
LAUNDRY/UTILITY ROOM: 8 x 22	KITCHEN: 5 x 10	BEDROOM 3: 11 x 11
STORAGE CLOSET: 3 x 5	BREAKFAST: 8 x 14	BEDROOM 4: 10 x 11
CRAWL SPACE: 4.5 (H) x 21 x 29	FOYER: 5 x 10	LANDING: 7 x 9

**DISCLOSURES:** All information, measurements, and square footage deemed reliable but not guaranteed.

## LOCATION

Located in the beautiful wooded area of the Williamsburg Manor North subdivision in Alexandria VA - just three miles north of historic Mount Vernon. The neighborhood is private and quiet with no through traffic and is conveniently located near the George Washington Parkway. A community park for the kids is just minutes away and the neighborhood is adjacent to the George Washington Memorial Parkway System of Parks and Historic Sites - great for family hikes, rides, and picnics!

***A COMMUTER'S DREAM!*** - The Pentagon & Crystal City are just 12 miles away (commute in only 20 minutes!), Ft. Belvoir is only 5 miles away, and beautiful historic Old Town Alexandria is just 5 miles away. For the athletically inclined, easily bike into DC (or Crystal City/Pentagon) along the Mount Vernon Trail that runs parallel to the GW Parkway.

***LET'S TALK ABOUT SCHOOLS*** - Located in the coveted Mount Vernon district of the Fairfax County Public School System. The elementary school is within easy walking distance and bus service is available to all schools.

***COMMUNITY INFRASTRUCTURE*** - A police and fire substation, the Inova Mount Vernon Hospital, and the Fairfax County Sherwood Regional Library are all less than a 1/2 mile away. Several grocery stores, video stores, a post office, movie theaters, new Home Depot, and a large Walmart store are all less than a mile away.

## DIRECTIONS

From the Beltway (I-495/95) - Take US Highway 1 (Richmond Highway) south to Fort Hunt Road. Turn left at Fort Hunt Road (you actually have to exit to the right off of HW 1 to turn left onto Fort Hunt Road). Take Fort Hunt to Sherwood Hall Lane (Hwy 626). You'll see a blue "H" sign signifying "Hospital." Turn right onto Sherwood Hall Lane. Turn left onto Parker Lane (Hwy 628, just past the Fairfax County regional library on left). Take Parker past the Mt. Vernon Inova Hospital and turn right onto Apple Hill Road. Take Apple Hill - it dead-ends onto Chancery Court. Turn left onto Chancery Court and we're the second house on the left. Or you can take the George Washington Memorial Parkway (faster). From the Beltway, take the GW Pkwy south (follow signs to Mount Vernon) to Collingwood Road (this is actually the same road as Parker mentioned above. Turn right onto Collingwood, go approximately 1.5 miles to Apple Hill Road and turn left. The rest is the same as above.

***From Points South of the Belway*** - Head north on I-95 and exit to US Highway 1 (Richmond Highway). Continue on Highway 1 for about 10 miles to Sherwood Hall Lane (Hwy 626). Turn right onto Sherwood Hall Lane. At the 2nd traffic light (0.5 mile), turn right onto Parkers Lane (Hwy 628). Take Parker past the Mt. Vernon Inova Hospital and turn right onto Apple Hill Road. Take Apple Hill - it dead-ends onto Chancery Court. Turn left onto Chancery Court and proceed to the second house on the left.

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