

# \$719,000 - 3252 Holly Hill Dr, FALLS CHURCH

MLS® #VAFX2268048

**\$719,000**

4 Bedroom, 1.50 Bathroom, 1,808 sqft

Residential on 0.23 Acres

BROYHILL PARK, FALLS CHURCH, VA

Beautifully Updated 4BR/1.5BA Rambler w/ private fenced backyard on quiet cul-de-sac in amazing location inside of the Beltway. Main Level features Hardwood Floors, Living Room w/fireplace, Dining Room, Kitchen w/ granite countertops & window flower box, 3 Bedrooms and Full Bathroom. Exit from Kitchen to Concrete Patio which overlooks large fenced backyard, with Storage Shed.

Lower Level features Family Room w/ wood burning Fireplace, Bedroom, Half Bathroom, Laundry, workshop & Utility Room w/ outdoor exit. Basement has plenty of room to add another Full Bathroom - Over 1,800 sq ft of living space.

Only 2.5 Miles to Mosaic District, and less than 4 miles to Dunn-Loring Metro Station (Orange Line).

Easy Access to Route 50, I-495, I-66, & Route 29, w/ short commute to Pentagon, Washington DC, & Tysons Corners.

Built in 1955

## Essential Information

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Price \$719,000

Bedrooms 4

Bathrooms 1.50



|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,808       |
| Acres          | 0.23        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Rancher     |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3252 Holly Hill Dr |
| Subdivision | BROYHILL PARK      |
| City        | FALLS CHURCH       |
| County      | FAIRFAX-VA         |
| State       | VA                 |
| Zip Code    | 22042              |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Tub Shower, Wood Floors, Attic, Carpet, CeilingFan(s), Entry Lvl BR |
| Parking   | Asphalt Driveway                                                    |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Traditional                                                            |
| Appliances        | Dishwasher, Disposal, Dryer, Washer, Microwave, Oven/Range-Electric               |
| Heating           | Central                                                                           |
| Cooling           | Central A/C                                                                       |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Daylight, Partial, Walkout Stairs, Workshop, Side Entrance, Interior Access |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 2                                                                                 |
| Fireplaces        | Wood                                                                              |
| # of Stories      | 1                                                                                 |
| Stories           | 1 Story                                                                           |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Brick and Siding, Combination                                    |
| Exterior Features | Sidewalks, Outbuilding Apartment, Chain Link Fence, Fenced-Rear, |

|                 |                          |
|-----------------|--------------------------|
|                 | Wood Fence               |
| Lot Description | Front Yard, Rear Yard    |
| Roof            | Shingle                  |
| Foundation      | Slab, Concrete Perimeter |

### School Information

|            |                               |
|------------|-------------------------------|
| District   | FAIRFAX COUNTY PUBLIC SCHOOLS |
| Elementary | WESTLAWN                      |
| Middle     | JACKSON                       |
| High       | FALLS CHURCH                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 33                   |
| Zoning         | R-4                  |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Weichert, REALTORS |
|----------------|--------------------|

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