

## 7652 Fallswood Way Lorton, Virginia 22079

A quiet neighborhood with plenty of streetscapes and a cheerful atmosphere is home to this lovely Colonial. Four bedrooms are punctuated with fine details and good "finish", resurfaced oak hardwood flooring on the main level, and closet space combined that all make for a nicely appointed house to call "home."

A gorgeous tree perched handsomely in the front yard is a warm welcome from the driveway. The walk up to the house entry encourages a peek inside where the foyer greets you in style, revealing an inviting, traditional floor plan with well maintained hardwoods. Large windows in the comfortable living room overlook the green spaces out front and that terrific tree. The dining room is just steps away and can seat a large family even at Thanksgiving dinner. The kitchen off the dining room is ideal for just that type of event with family and friends or any other social activity with all upgraded appliances, granite counter tops, new cabinetry, even hardwood flooring and an island perfect for everyone who likes to hang out. The family room off the kitchen is ideal for keeping the whole group together while dinner's getting prepared and party time is going on. The sliding glass door with the deck just steps outside offers a great surprise in the back yard, professionally landscaped and inviting with a patio. The rear is ideally situated for summer time play and hammock napping. The deck brings this great outdoors a little closer.

*Offered at \$424,000*



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7652 Fallswood Way  
Lorton, Virginia 22079

Price:	\$424,000
Subdivision:	Summerhill
Age:	26
Type:	Detached
Style:	Colonial
Construction:	Aluminum Siding
Basement:	Yes
Water/Sewer:	Public
Heat:	Gas
CAC (Type):	Central
Hot Water:	Gas
Fireplace:	One
Parking:	Garage/Driveway
Taxes:	\$4,258
Elementary:	Gunston
Middle School:	Hayfield
High School:	Hayfield
Total Bedrooms	4
Total Full Baths	3
Total Half Baths	1
Living Room (MN)	16' x 10'
Dining Room (MN)	10' x 10'
Kitchen (MN)	11' x 11'
Family Room (MN)	16' x 11'
Master BR (U1)	17' x 13'
Bedroom 2 (U1)	14' x 8'
Bedroom 3 (U1)	11' x 10'
Bedroom 4 (U)	13' x 12'
Rec Room (L1)	16' x 11'
Laundry (L1)	12' x 6'
Office (L1)	16' x 7'
Play Room (L1)	17' x 11'

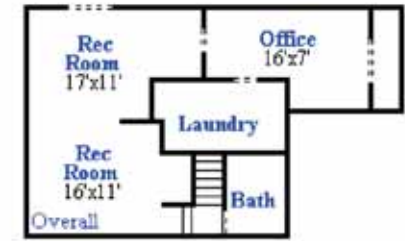
Upstairs, four bedrooms feature traditional ceilings heights with smart closet spaces featuring plenty of shelving and storage. The bathrooms have upgraded fixtures and finish consistent with the attention to detail throughout the whole house.

On the lower level, ceilings with recessed lighting and upgraded carpeting turn the rec room into a comfortable haven; a bonus room ample in size for an au pair or in law suite works well into the lower level floorplan's flow.

Hardwood floors, kitchen and bath rooms remade, custom painting all add yet another degree of style and comfort. Conveniently located in the Summerhill neighborhood with Telegraph Road, I-95 and Ft. Belvior a short commute away along with all the amenities of living in the nation's capital.



Lower Level



Main Level



Upper Level



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All information is deemed accurate, but as it is provided by third parties, it is not guaranteed. Floorplans provided for illustrative purposes only. Actual dimensions may vary.



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