



11 Lorton Park
£575,000

4 2 2



This attractive four-bedroom semi-detached property is located in Lorton Park, a sought-after location just a short walk from Lorton Meadow Nature Reserve and open countryside.

Entering the property, you step into an inviting hallway with stairs leading to the first floor and doors to the kitchen-diner/ day room, lounge, cloakroom, and utility room. The light and spacious kitchen-diner/ day room offers plenty of room for a family dining table. The current owner also uses part of this space as a home office. A breakfast bar connects to the modern kitchen, which features worktops with a contemporary finish, a gas hob with an extractor fan above, an integrated fridge-freezer, an integrated dishwasher, and patio doors leading to the rear garden.

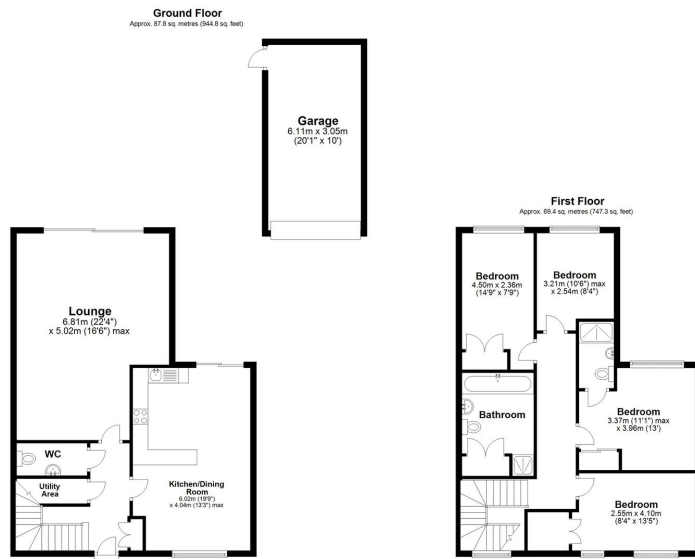
Back in the hallway, a door leads to the generously sized lounge, complete with a striking marble fireplace and electric fire. The lounge also features patio doors opening onto the garden. A second door leads to the utility room, providing space and plumbing for a washing machine along with useful storage areas. The stylish cloakroom includes a floating wash hand basin and a low-level WC.

On the first floor, there are four well-proportioned bedrooms. The master bedroom benefits from an ensuite with a large shower, a wall-mounted shower unit, a heated towel rail, and a white suite comprising a low-level WC and pedestal wash hand basin. The master bedroom also features a Juliet balcony, overlooking the rear garden and surrounding views, and built-in wardrobes.

The second bedroom is another spacious double with a window overlooking the front of the property. The third bedroom is also a double, with a window offering views of the rear garden and built in wardrobes. The fourth bedroom is a good sized room. The family bathroom includes a stylish panelled white bath with separate shower, feature tiling, a white suite with a wash hand basin, and a low-level WC.

Outside, the enclosed rear garden is primarily laid to lawn, with a patio area, shrub borders, a feature decking area, and a pathway leading to the garage. The garage offers additional storage space.





Total area: approx. 157.2 sq. metres (1692.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using Planity.

- Four well-proportioned generous bedrooms
- Spacious Living Areas
- Master En-suite
- Sought-After Location: Situated in Lorton Park
- Just a short walk from Lorton Meadow Nature Reserve and open countryside
- Garage, Driveway and Carport



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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