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**Graveney Road, London SW17 0EG**

  
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## ***Welcome to*** **Graveney Road, London**

This beautifully presented three-bedroom home offers turnkey living with bright, spacious accommodation arranged over two floors. The property features an attractive bay-fronted reception room, perfect for relaxing or entertaining, alongside a modern kitchen/dining room to the rear creating a fantastic social hub with direct access to a private garden, ideal for summer gatherings and everyday family life. Upstairs provides three well-proportioned bedrooms, including a generous principal bedroom and versatile third room suited to a nursery, home office or guest space. A contemporary family bathroom completes the accommodation.

Further benefits include a useful cellar for storage and a well-maintained rear garden. This property retains much of its original character while offering a modern décor.

A superb opportunity for first-time buyers, families or investors seeking a stylish move-in ready home.





Total floor area 83.5 m<sup>2</sup> (899 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to

## Graveney Road, London

- Stunning Three Bedroom Victorian Home
- Excellent Condition
- Stylish Kitchen/Diner
- Private Garden
- Proximity to Tooting Broadway Tube station (Northern Line Access)

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

# £750,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/TTG109090](https://barnardmarcus.co.uk/Property/TTG109090)



Property Ref:  
TTG109090 - 0003

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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