



GRAVENEY ROAD, SW17
£1,050,000 FREEHOLD

A CHARMING FOUR BEDROOM FAMILY HOUSE, SITUATED ON ONE OF TOOTING BROADWAY'S MOST SOUGHT AFTER ROADS

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This bright and stylish family home beautifully preserves its original character. It boasts a stunning double reception room with classic herringbone parquet flooring and a lovely tiled fireplace in the sitting area. At the heart of the home, an open-plan shaker-style kitchen offers ample storage and polished granite countertops. Expansive bi-fold doors lead to a spacious south-facing garden, complete with a separate outbuilding perfect for a home office or studio space.

Upstairs, the first floor hosts a stunning master bedroom with large built-in wardrobes, an additional double bedroom, and a spacious family bathroom with a separate shower. The second floor offers a comfortable double guest room with an en-suite shower and a cozy small double bedroom, making it a perfect setup for family and guests alike.

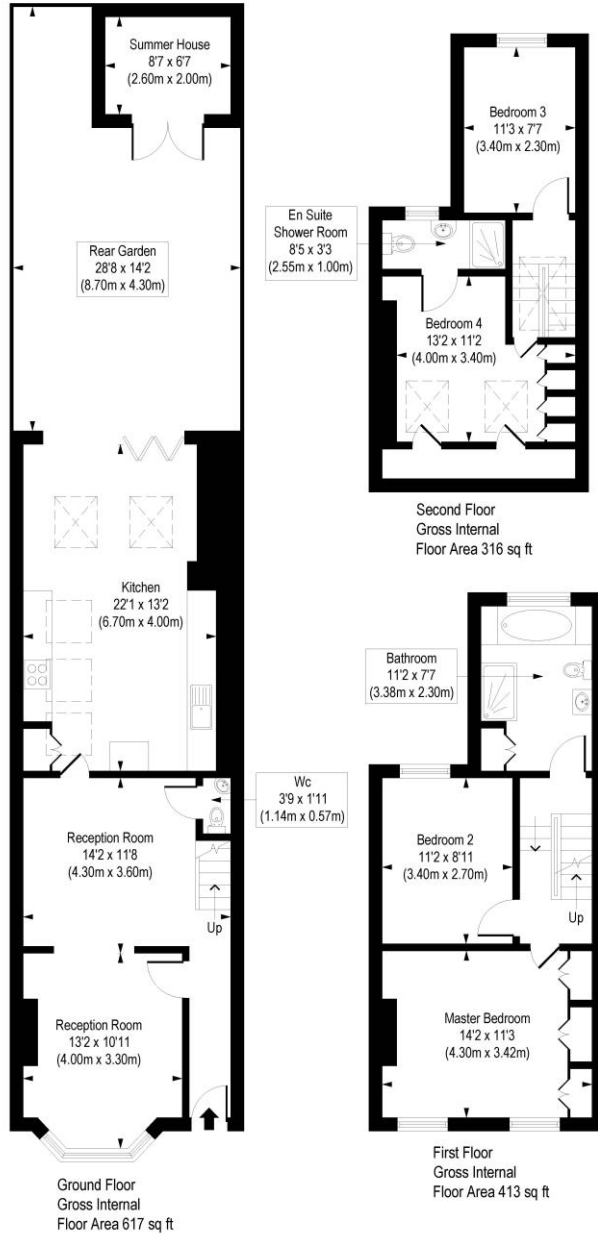
Graveney Road is ideally situated within walking distance of Tooting Broadway Tube station (0.3 miles) (Northern Line) and Tooting High Road, offering a fantastic selection of local amenities, including the popular Selkirk pub and vibrant Tooting Market. St George's Hospital is nearby, and Tooting station provides direct train services to City Thameslink and London St Pancras.

Wandsworth Council Tax Band: D



Graveney Road, SW17

Approx. Gross Internal Floor Area 1403 sq. ft / 130.35 sq. m (Including Summer House)
 Approx. Gross Internal Floor Area 1346 sq. ft / 125.15 sq. m (Excluding Summer House)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.