

Graham Road, London, SW19 3SP

Guide Price £1,100,000 - Freehold

4 2 2

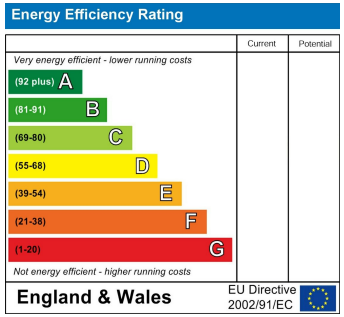
WILLIAMS HARLOW







Williams Harlow – A superb location for Wimbledon high street from which you will love moseying into town for Friday evening dinner, film or show, Saturday afternoon shopping or Sunday morning croissants. Modern architecture offers low running costs and modern luxury built in. Four bedrooms and two bathrooms await. Call now to view.





The Property

Easy modern living across the four bedrooms, two bathrooms on both upper floors, two reception rooms, down-stairs lavatory and kitchen/dining space. Integrated features ensure bedrooms have fitted wardrobes, the kitchen has fitted cookware and cupboard space. There is a real sense of space, accentuated by the wooden floors contrasting against the off white walls and ceilings. Impressively measuring 1410 sq ft.

Outside Space

Rare off street parking is offered to the front driveway. A south east facing rear garden measures circa 50ft providing valuable outdoor space to resat and relax within.

Local Area

Wimbledon has an excellent reputation for a reason, relaxed yet vibrant and with a incredibly diverse array of shops, bars and restaurants. Hosting theatres and cinemas, gyms and banks, department stores and restaurants every interest and need is covered. A little further on, Wimbledon Village is the gilded and select enclave. Both are readily accessible. Transport options are many and varied, from buses, trains and tubes you can reach Central London swiftly and easily.

Why You Should View

Convenience and modern easy living are the main draws from this four double bedroom house. Off street parking so close to the town centre is rare whilst the modern build and the garden to unwind is easy. Ultimately first class is always about access to convenience.

Features

Four Double Bedrooms - Semi Detached - Two Bathrooms - Ground Floor Lavatory - Off Street Parking - Garden Storage - Two Reception Rooms - Garden

Benefits

Moments of Town Centre - Modern Build - Double Bedrooms - Bathroom Bedroom Balance - Eat In Kitchen - Fitted Wardrobes - Modern Décor - Modern Fittings

Local Schools

Dundonald Primary School State School 0.2 miles
St Mary's Catholic Primary School State School 0.2 miles
Wimbledon High School GDST Independent School 0.4 miles
Wimbledon Chase Primary School 0.4 miles
Merton Park Primary School 0.6 Miles

Local Transport

Dundonald Road Tram Stop 0.1 miles
Wimbledon Station 0.3 miles
Merton Park Tram Stop 0.3 miles

Buses
57 - Clapham to Kingston
93 - Putney to Cheam
131 Tooting To Kingston
156 Wimbledon To Vauxhall
164 - Wimbledon South Sutton
200 Mitchem To Raynes Park

EPC And Council Tax

C AND F

Walk To

Tube - Train - Bus Stops - Cinema - Theatre - Restaurants - Wimbledon Common - Wimbledon Tennis - Wimbledon Village - Bank - Department Store - Schools

Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Cheam Office
Call: 020 8642 5316
5 The Broadway, Cheam, Surrey,
SM3 8BH

cheam@williamsharlow.co.uk
www.williamsharlow.co.uk

Approximate Gross Internal Area = 128.7 sq m / 1385 sq ft
Shed = 8.7 sq m / 94 sq ft
Total = 137.4 sq m / 1479 sq ft

= Reduced headroom below 1.5m / 5'0



Ground Floor **First Floor** **Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1342667)

www.bagshawandhardy.com © 2026

WILLIAMS HARLOW