

\$720,000 - 3305 Graham Rd, FALLS CHURCH

MLS® #VAFX2247742

\$720,000

4 Bedroom, 2.00 Bathroom, 1,170 sqft

Residential on 0.35 Acres

BROYHILL PARK, FALLS CHURCH, VA

Welcome to 3305 Graham Road – A Falls Church Charmer! This 4-bedroom, 2-bathroom home is located in the desirable Broyhill Park neighborhood. As you enter the home, you'll be greeted by a spacious living room that flows effortlessly into the kitchen and dining area, making it an ideal space for entertaining and family gatherings. The home offers 3 main-level bedrooms and 1 lower-level bedroom, providing flexibility for a variety of living arrangements. A full bath on the main level adds to the convenience, while the fully finished and freshly painted basement features an additional full bath. Step outside to the updated Trex deck, perfect for enjoying dinner or relaxing on warm summer evenings. The fully fenced backyard offers a private retreat for pets, play, and entertaining guests. Recent updates include 2024 Trex deck, 2024 clothes dryer, and freshly painted and LVP flooring throughout the main level in 2022. This home is ideally located just inside the Beltway, with easy access to I 495, I 66, Rt 50, public transit, metro stations as well as the Mosaic District. Short walk to Graham Park Plaza where you can enjoy groceries, restaurants, movie theater, and coffee at Java Loco. Zoned for Fairfax County school, this home is ready for its next family to enjoy. With its unbeatable location and welcoming atmosphere, this home is an incredible opportunity you won't want to miss. Whether you're a first-time buyer, downsizer, smart investor or professional seeking proximity to



Washington, this home delivers. Don't miss the opportunity to enjoy Falls Church living at its best—schedule your tour today!

Built in 1955

Essential Information

MLS® #	VAFX2247742
Price	\$720,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,170
Acres	0.35
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active Under Contract

Community Information

Address	3305 Graham Rd
Subdivision	BROYHILL PARK
City	FALLS CHURCH
County	FAIRFAX-VA
State	VA
Zip Code	22042

Amenities

Amenities	Attic, Stall Shower, Tub Shower, CeilingFan(s), Entry Lvl BR, Pantry
Utilities	Natural Gas Available, Sewer Available, Water Available, (C) Other

Interior

Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Icemaker, Microwave, Oven-Single, Oven/Range-Electric, Refrigerator, Washer, Water Heater
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes

Basement	Connecting Stairway, Rear Entrance, Walkout Level
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors, Mantel(s)
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding
Exterior Features	Sidewalks, Deck(s), Fenced-Rear
Windows	Screens, Storm
Roof	Shingle
Foundation	Other

School Information

District	FAIRFAX COUNTY PUBLIC SCHOOLS
Elementary	WESTLAWN
Middle	JACKSON
High	FALLS CHURCH

Additional Information

Date Listed	July 25th, 2025
Days on Market	20
Zoning	140

Listing Details

Listing Office	Corcoran McEneaney
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Listing information last updated on October 20th, 2025 at 4:48pm EDT