



**Green Oak Avenue, S17 4FZ**

**£1,050 Per Calendar Month**

AVAILABLE IMMEDIATELY

Available to let is this superbly presented three bedroom townhouse located in this sought after residential location within close proximity to local shops and amenities. Benefiting from UPVC double glazing, gas central heating and having stunning contemporary high gloss kitchen with integrated appliances, modern white bathroom suite, stylish modern décor and flooring throughout and front and rear gardens. Within the catchment area for King Egbert Secondary school an internal inspection is highly recommended. \*\* No pets, no sharers, no students. \*\*





## Lounge

Large front facing lounge decorated in neutral tones. Having laminate flooring, UPVC double glazed window, gas central heating radiator and spot lighting.

## Downstairs WC

Having laminate flooring and fitted with white suite comprising: low flush WC, and pedestal wash hand basin with mixer tap.

## Kitchen

Large modern kitchen fitted with an excellent range of high gloss wall and base units with contrasting work surfaces incorporating 5 ring gas hob and stainless steel one and a half bowl sink with drainer and mixer tap. This well equipped kitchen benefits from a range of integrated appliances including: electric oven with extractor above, dishwasher, and fridge/freezer, and also houses the combination boiler. Having washing machine, laminate flooring, glass splash back, under cabinet lighting, contemporary black vertical radiator and recessed spot lighting.

## Hallway

Having laminate flooring and providing access to coat storage, under stairs storage and downstairs WC. Also having rear facing UPVC double glazed door and stairs rising to first floor.

## First Floor Landing

Providing access to the first floor accommodation and having carpeted flooring, spot lighting, storage cupboard and loft hatch.

## Bedroom One

Neutrally decorated rear facing double bedroom having UPVC double glazed window, gas central heating radiator and carpeted flooring.

## Bedroom Two

A further double bedroom having front facing UPVC double glazed window, gas central heating radiator and carpeted flooring.

## Bedroom Three

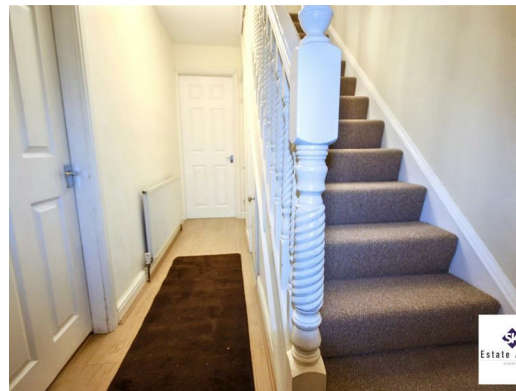
Rear facing single bedroom having UPVC double glazed window, gas central heating radiator and carpeted flooring.

## Bathroom

Well presented family bathroom fitted with contemporary white suite comprising: shower bath with thermostatic over and mixer bath tap, glass shower screen and vanity sink with adjoining low flush WC. Having rear facing UPVC double glazed obscured glass window, chrome heated towel rail and laminate flooring.

## Outside

The front of the property is accessed via paved pathway with gate and low maintenance pebbled areas to either side.  
To the rear of the property a flag stone patio area provides space for seating and an external cupboard provides additional storage.  
The property also benefits from off shot pitched roofed storage to the front, with wooden door.



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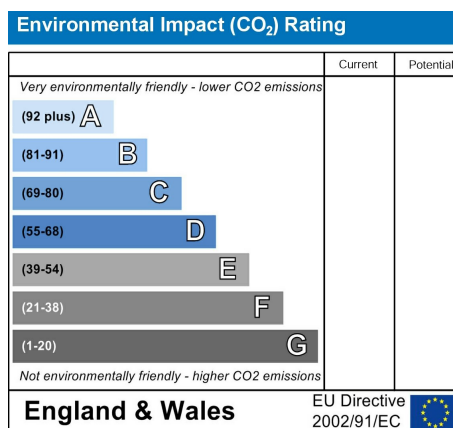
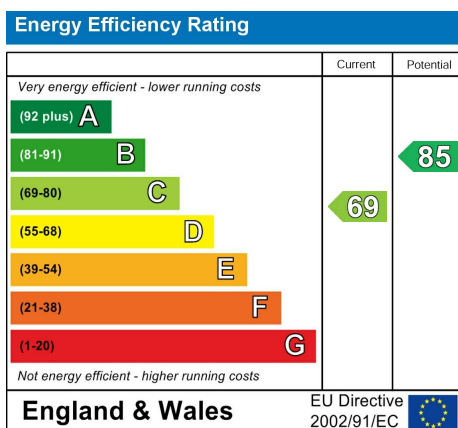


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