SK estate agents

passionate about property



Green Oak Avenue, S17 4FZ

£875 Per Calendar Month

AVAILABLE MID FEBRUARY 2027

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 Ecgbert Secondary school, an internal inspection is highly recommended.







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.





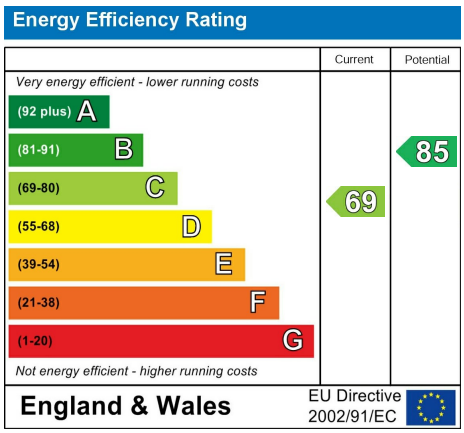


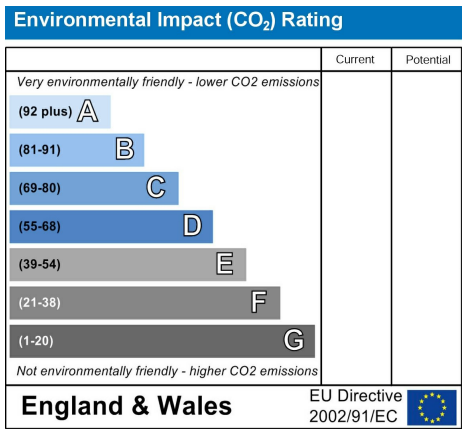




In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
85
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC