



Woodford Close

Aylesbury - £320,000



Woodford Close

Aylesbury



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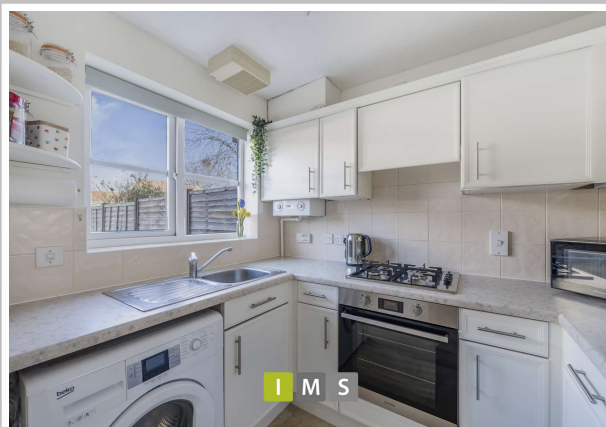
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A beautiful family home with 2 bedrooms located within Aylesbury

IMS is delighted to present this beautifully maintained two-bedroom home in the sought-after Fairford Leys area. Ideally located just 0.8 miles from Aylesbury Train Station and under 0.5 miles from two highly rated primary schools, as well as the Ofsted-rated Outstanding Henry Floyd Grammar School, this property is a fantastic opportunity.

Upon entering, you are welcomed into a hallway with built-in storage for added convenience. The spacious living area features a charming bay window that fills the space with natural light, offering dual aspect views through to the dining area, which has patio doors leading to the garden.

The modern, neutrally decorated kitchen is equipped with a newly installed boiler (2022), a brand-new oven, and a gas hob. There is ample space for a full-height fridge freezer and a washing machine. The dining area opens onto a newly laid patio in the low-maintenance garden, which also includes a large storage shed and rear access via a back gate.



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Upstairs, a bright and airy landing leads to two generously sized double bedrooms and a well-appointed family bathroom with a three-piece suite.

This immaculate home is not to be missed—book your viewing today!

Key Information:

Price: £320,000

EPC grade: C

Council tax band:

C Central heating: Gas

Parking: Allocated parking for 2 vehicles

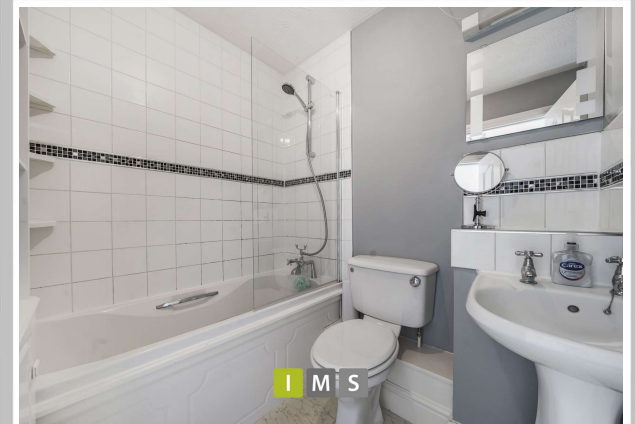
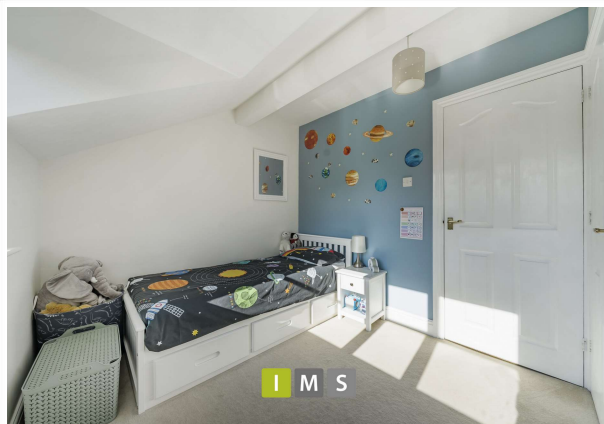
Utilities: Mains gas, electricity, water and drainage

Construction: Brick and Tile

Estimated broadband speeds: Ultrafast 1800mbps

Mobile signal: check <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Flood risk: Very low





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Woodford Close, Aylesbury, HP19

Approximate Area = 593 sq ft / 55 sq m

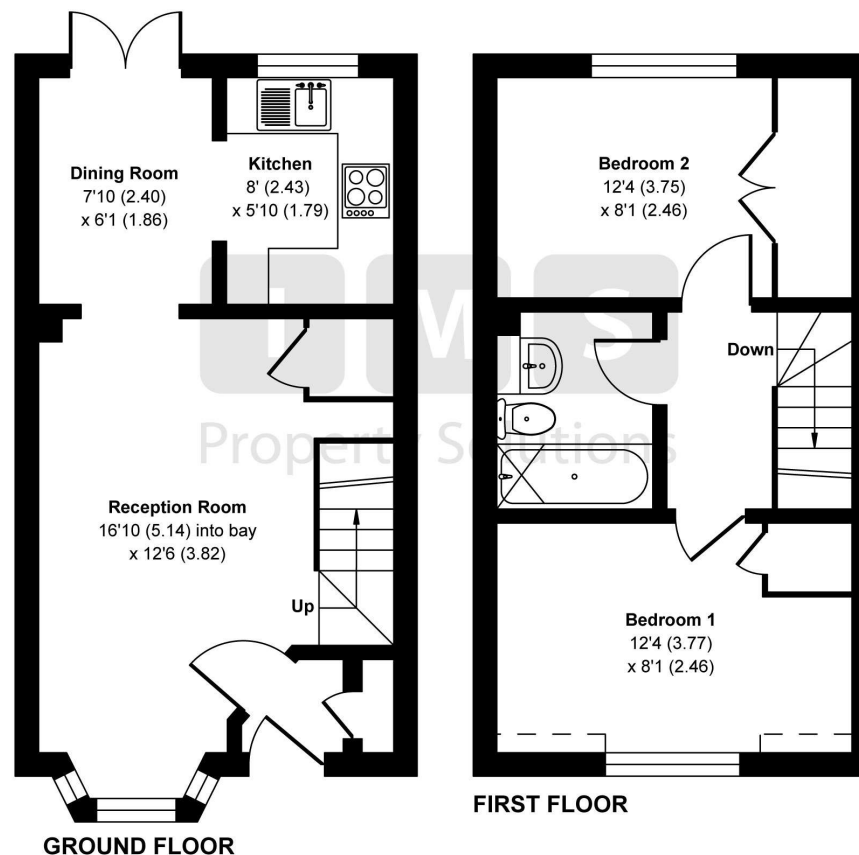
Limited Use Area(s) = 5 sq ft / 0.4 sq m

Total = 598 sq ft / 55.4 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for IMS Property Solutions. REF: 1261061

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

