



3 Harrow Close  
Stoke Mandeville  
Buckinghamshire HP21 9AE

To Let £1300 pcm

# A Well Presented Two Bedroom House, Situated In A Quiet Close Near The Hospital, Offering Well Proportioned Accommodation, Enclosed Rear Garden And Off Road Parking

The front door opens into a welcoming entrance hall, providing access to the fitted kitchen positioned to the left. The kitchen is well arranged with integrated appliances for everyday convenience and features an open archway through to the living area, creating a sociable space ideal for both entertaining and day-to-day living. The living room is laid with fitted carpet and enjoys plenty of natural light, with sliding patio doors opening directly onto the enclosed rear garden. The garden is designed for low maintenance, predominantly laid to gravel with a small patio area and stepping stones leading to a rear gate, which provides direct access to the open green space beyond. Stairs rise from the living area to the first-floor landing, which gives access to both bedrooms, the family bathroom, and a useful airing cupboard. The bathroom is well presented and fitted with a white suite, complemented by shower mixer taps. The principal bedroom is located to the rear of the property and benefits from a pleasant open outlook over the green beyond the garden, creating a lovely sense of space. Mirrored fitted wardrobes provide practical storage. The second bedroom is positioned to the front and is a well-proportioned room, also featuring built-in wardrobe space. Externally, the front of the property is approached via a pathway leading from the allocated parking space, bordered by a small area of lawn. Additional parking is available a short distance away.

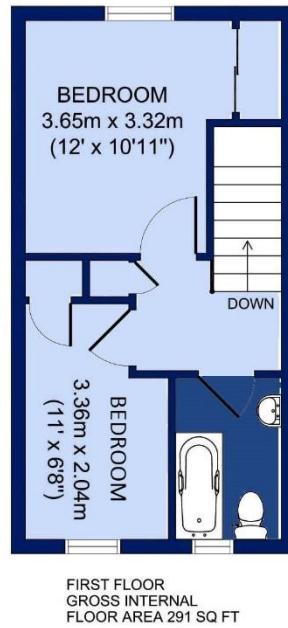
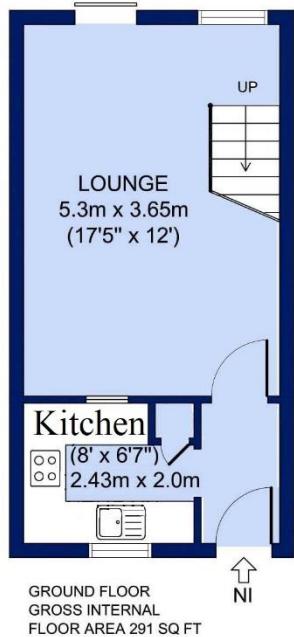
EPC C = 70 Council Tax C

## Location

Stoke Mandeville is a popular and well-established suburb of Aylesbury, offering convenient access to the town's wide range of amenities while maintaining a strong local identity. The area benefits from shops, schools, public houses, and healthcare facilities, with Aylesbury town centre close at hand. Stoke Mandeville is internationally recognised as the birthplace of the Paralympic movement, centred around Stoke Mandeville Hospital, and enjoys a settled community atmosphere. Transport links are excellent, with a mainline railway station providing regular services to London Marylebone, alongside straightforward road connections to surrounding towns and the wider region. Combining practicality, connectivity, and a well-served location, Stoke Mandeville remains a popular choice for families and commuters.







APPROX. GROSS INTERNAL FLOOR AREA 582 SQ FT / 54 SQ M  
3 HARROW CLOSE HP21 9AE

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Costs:-Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Months Rent Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

*If you provide misleading information on your pre application form or withhold/ delay the referencing process you may forfeit*

*Viewing is Strictly by Appointment through Reaston Brown*

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