



4 Woodford Close
Aylesbury, Buckinghamshire
HP19 7FS

£1,400PCM

RB REASTON BROWN

A Well Presented Two Bedroom Home Situated Within This Popular Development, Benefitting from A Garden And Garage In A Nearby Block

A well-presented two-bedroom home offering bright and practical accommodation, ideally suited to modern living. The property is situated within a popular residential area and benefits from convenient access to local amenities, schools, and transport links, making it an attractive option for professionals, couples, or a small family. A particular feature of the property is the kitchen/diner, which offers a sociable and functional space for cooking and dining. The kitchen is fitted with a range of units and work surfaces, providing useful storage and preparation space, while the dining area allows room for a table and chairs, creating a practical hub for daily living. Upstairs, the property offers two double bedrooms, both providing comfortable accommodation and flexibility for use as a guest room, home office, or additional living space if required. The bathroom is fitted with white sanitary ware and designed to provide a clean and functional space. Externally, the property benefits from the valuable addition of a garage located in a detached block, providing useful storage or secure parking. The surrounding area offers a pleasant residential setting while remaining within easy reach of shops, supermarkets, and local facilities.

With its well-balanced accommodation, practical layout, and convenient location, this property represents an excellent rental opportunity.

Council Tax Band C, EPC = 68 D

Situation

Fairford Leys is a highly regarded and distinctive residential development located on the western side of Aylesbury. Designed with a traditional village-style layout, the area centres around an attractive village square which provides a range of everyday amenities including a convenience store, restaurants, public houses, café, pharmacy, and other local services. The development is particularly popular with professionals and families due to its well-planned layout, attractive surroundings, and strong sense of community. Fairford Leys also benefits from local schooling, green spaces, and recreational areas, making it a pleasant and practical place to live. Aylesbury town centre is a short distance away and offers a comprehensive range of shopping, leisure, and cultural facilities including supermarkets, restaurants, gyms, and the Aylesbury Waterside Theatre. The town also provides mainline rail services to London Marylebone, making the area suitable for commuters. Road connections are excellent, with convenient access to the A41, A418, and routes towards Oxford, Bicester, and the wider Buckinghamshire area. Combining attractive surroundings with convenient access to amenities and transport links.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 269 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 264 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 533 SQ FT / 50 SQ M
4 WOODFORD CLOSE

All measurements of walls, doors, windows and fitting 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 Month's Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

If you provide misleading information on you pre application form or withhold, delay or pull out of the referencing process you may forfeit your holding deposit

Viewing is Strictly by Appointment through Reaston Brown

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