



Egmont Avenue, Milton Keynes, MK11 1EU

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17 Egmont Avenue
Stony Stratford
Milton Keynes
MK11 1EU

Offers Over £500,000

An attractive 1930's style semi detached house with driveway and gardens in this highly sought after location. These sought after homes sell quickly and early viewing is recommended.

The property has just been redecorated and the well presented accommodation, set on two floors, comprises: an entrance hall, cloakroom, separate living room & dining rooms, and fitted kitchen. On the first floor, 3 double bedrooms and a bathroom. Period features to include panel doors and some fireplaces. It benefits from gardens to both the front and rear plus a driveway providing off-road parking.

The tree lined Egmont Avenue is one of the most sought-after locations in the town, a comfortable walk to the the High Street and some riverside meadows.

View is highly recommended and the property is being sold with no onward chain.

- Popular 1930's Semi Detached House
- Highly Sought After Location
- 2 Reception Room
- 3 Double Bedrooms
- Fitted Kitchen
- Front & Rear Gardens
- Driveway
- CHAIN FREE





Ground Floor

A spacious hall has a window to the side, stairs to the first floor and period panel doors to all rooms.

The living room is located to the rear with a window overlooking the rear garden, feature fireplace recess and a cupboard built into the chimney breast recess.

A separate dining room has windows to the front and side.

The kitchen has a range of units to floor and wall levels with worktops, integrated gas hob, extractor hood and electric oven. Space for other appliances. Window and door opening to the rear garden.

A cloakroom has a WC and wash basin.

First Floor

The landing has access to the loft and period panel doors to all rooms.

Bedroom 1 is a double bedroom with a dual aspect - windows both the front and rear, and a built in wardrobe.

Bedroom 2 is a double bedroom with a dual aspect - with windows to the front and side, and a cast iron fireplace.

Bedroom 3 is a double bedroom located to the rear, with a cast iron fireplace and the built-in wardrobe.

Step down in to the bathroom which has a suite comprising WC, wash basin and bath with mixer tap shower and glass screen over. Feature port hole window to the front.

Outside

The front garden is laid with gravel, and a concrete driveway provides off road parking. Side gated access to the rear garden.

The rear garden has a block paved patio area and the remainder is laid to lawn with some stocked beds, and enclosed by fencing.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: D

Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

Note for Purchasers

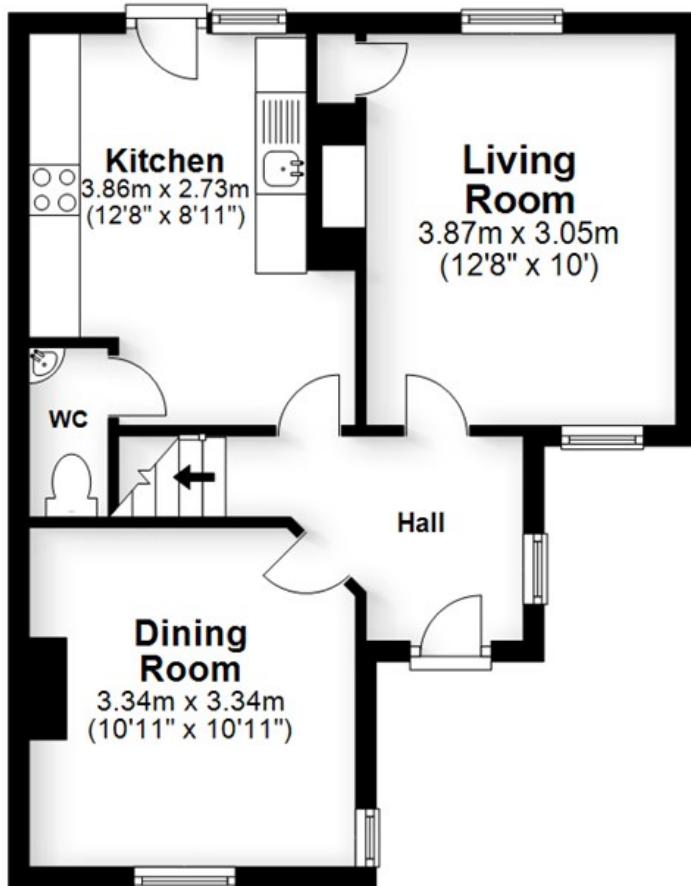
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service. Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer. We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee - typically between £0 and £200

Disclaimer

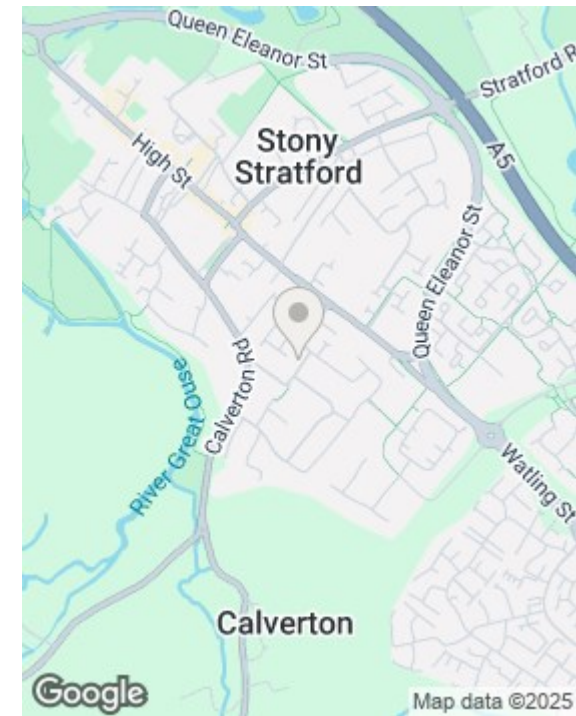
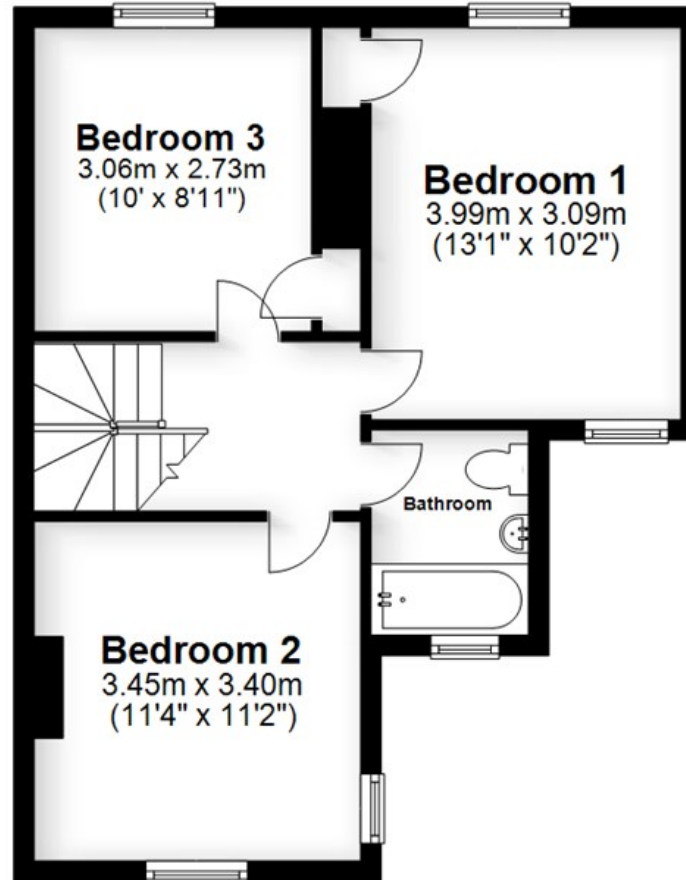
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Ground Floor



First Floor



Viewing Arrangements

By appointment only via Fine & Country.
We are open 7 days a week for your convenience

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



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

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