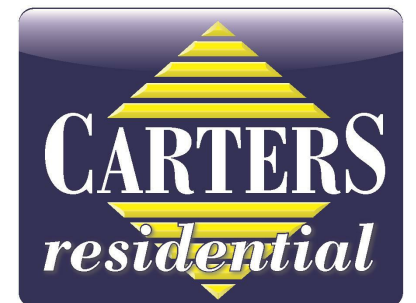




Egmont Avenue, Stony Stratford, MK11 1ES



21 Egmont Avenue  
Stony Stratford  
Stony Stratford  
Buckinghamshire  
MK11 1ES

£499,950

**A 3 bedroom detached property occupying a good sized corner plot, offering the scope to improve and extend to create a dream home!**

The property requires some updating and with the good sized corner plot, offers plenty of scope to extend, remodel and improve (subject to any necessary consent). The current accommodation comprises; an entrance hall, cloakroom, 2 reception rooms, kitchen and utility area. On the first floor, 3 bedrooms and a shower room. Outside the property has good size gardens to the front, side and rear, a driveway and garage.

The property is located within comfortable walking distance of the town centre, with a range of shops, pubs, cafés, restaurants and local schools.

A rare opportunity to purchase a detached house in the town, offering the scope to create your dream home – and the first time that the property has been available for sale in over 50 years! Offered for sale with no onward chain.

- Rarely Available Detached House
- Requires Modernisation
- Scope to Extend & Remodel
- 2 Reception Rooms
- 3 Bedrooms
- Good Size Plot
- Garage & Driveway
- Easy Walk to the High Street
- CHANCE TO CREATE YOUR DREAM HOME





### Ground Floor

A front door opens to the entrance hall, which has doors to all rooms, a cupboard and stairs to the first floor.

The dining room, located to the rear, has patio doors opening to the rear garden and further patio doors opening to the living room.

The living room is located to the front with a bay window and a stone fireplace incorporating a gas fire.

The kitchen has units to floor and wall levels, worktops, a sink and a window to the rear. Door to the utility area. The utility area is a timber lean-to structure with a door to the rear garden, and a further door to a small internal courtyard.

### First Floor

The landing has a window to the side, airing cupboard, access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a single bedroom located to the front with a built-in cupboard.

The shower room has a suite comprising W.C, wash basin and shower cubicle. Window to the rear.

### Outside

The property occupies a good sized corner plot. The front garden is partly enclosed by brick walls and fencing with a block paved pathway to the front door, block paved driveway to the garage, and lawns. Access both sides of the property to the rear garden.

The rear garden has tiered patio on the three levels, beds and borders and lawns. It is enclosed by a curved stone wall to the rear and fencing to the sides.

### Garage

Attached brick built garage with an electrically operated roller door, rear pedestrian door, power and light and loft storage.

### 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

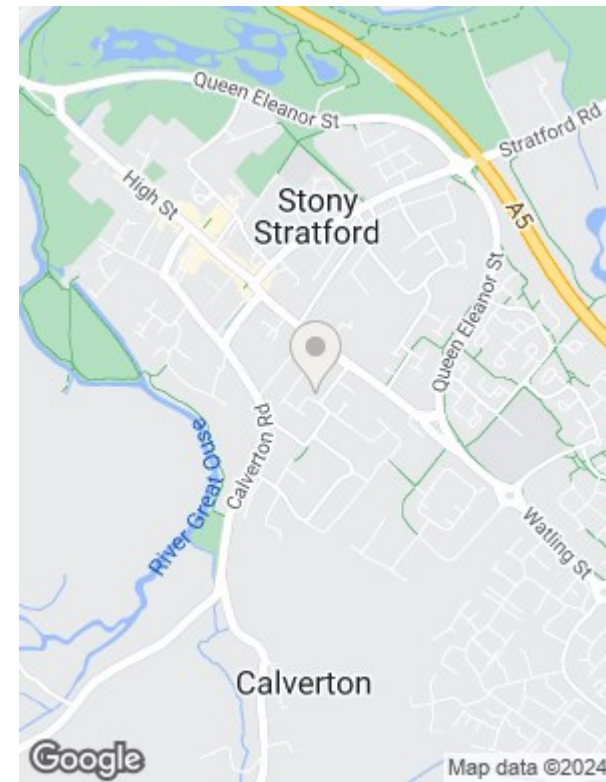
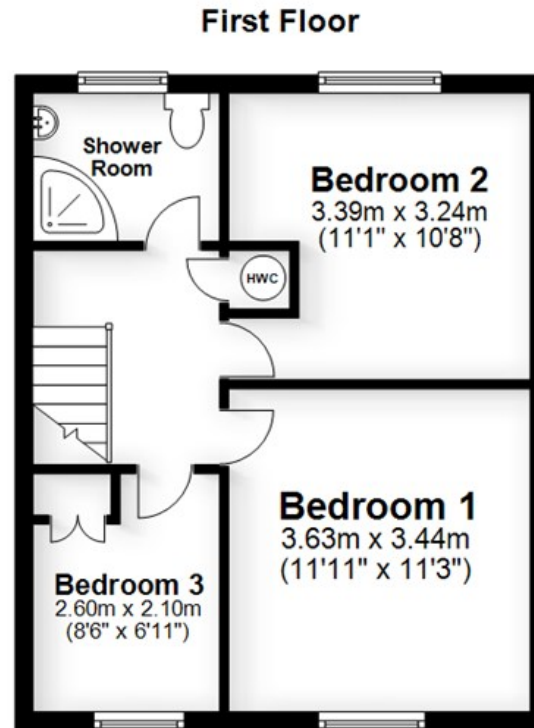
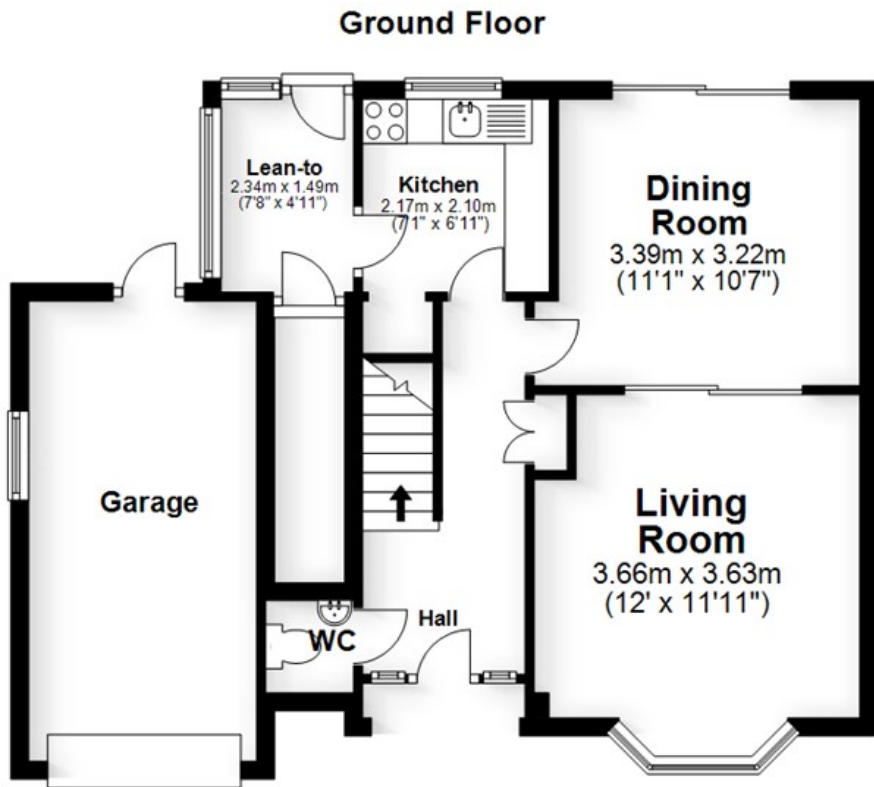
An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic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

### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.







#### Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

- 01908 561010
- stony@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY

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		84
(69-80)	C	69	
(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	

