

# LANES



## 17 Egmont Avenue, Stony Stratford, Milton Keynes, MK11 1EU

Lanes are delighted to present to the market this attractive and recently renovated 3-bedroom 1930's semi-detached home, located down Egmont Avenue in the highly sought-after area of Stony Stratford.

The property welcomes you with a bright entrance hall filled with natural light, leading through to two generous reception rooms, including a main lounge and a separate family room both with original capped fireplaces, offering flexible living space. To the rear, there is a newly renovated, unfurnished kitchen with a downstairs w/c and direct access to the garden, which features a balanced mix of lawn and patio, perfect for both relaxing and entertaining. Upstairs, the first floor offers three well-proportioned double bedrooms, each retaining original capped fireplaces, reflecting the character and charm of the home's heritage. A family bathroom with a bathtub and overhead shower completes the first floor.

With Egmont Avenue being one of the most desirable living areas of Stony Stratford, this home offers warm and welcoming qualities throughout, having recently gone through a full renovation, paring together original 1930's features with modern touches.

Further benefits include gated driveway parking and larger-than-average living space throughout with gas central heating. This stunning home is available immediately on an unfurnished basis with viewing highly recommended. EPC: D - Council Tax Band: D

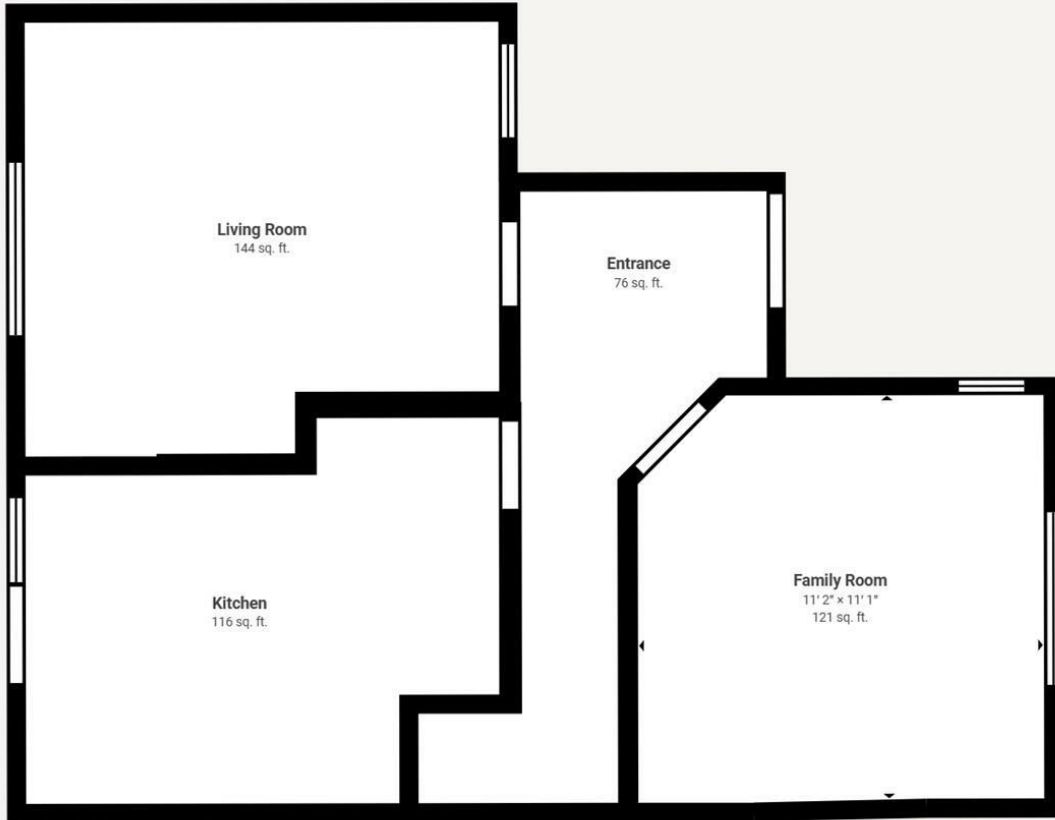
- 1930's Stony Stratford Home
- Three Double Bedrooms
- Mixture of 1930's and Modern Aspects
- Driveway Parking
- Gas Central Heating
- Main Lounge & Family Room
- Newly Renovated Throughout
- Unfurnished & No White Goods
- Available April 2026

## £2,500

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**Matterport Property Report:**

17 Egmont Avenue

Gross Floor Area - Full Property 1,109 sq. ft. | Floor 1 551 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
 Matterport



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	