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## 49 Ellis Avenue, Stevenage, SG1 3SL

### Offers In Excess Of £325,000

Welcome to this stunning and thoughtfully refurbished three bedroom family home situated on the highly sought-after Ellis Avenue, offering easy access to Stevenage Old Town and prestigious schools, including Thomas Alleyne Academy. This property has been meticulously maintained, with the kitchen and bathroom refurbished circa 2021 and the lounge recently repainted, creating a fresh and contemporary feel throughout. A unique storage alcove cleverly tucked beneath the staircase adds character and practical functionality. The rear garden is a true feature, boasting a stunning koi pond (koi not included), a raised decked patio ideal for entertaining, and a paved pathway leading down the lawn to a large shed and a powered home office. Side access to the front garden enhances practicality, making this an ideal space for family living and entertaining alike. This home combines modern comfort, clever design, and an enviable location, making it a rare opportunity for buyers seeking a stylish and versatile family home in a prime area of Stevenage.

- Cosy decent size lounge with real working fireplace
- Tasteful bathroom refurbished circa 2021
- Double glazing throughout
- Short walking distance to Stevenage Railway Station and Thomas Alleyne Academy
- Desirable Old Town Location
- Three decent sized bedrooms
- Modern fitted kitchen with space for American-style fridge-freezer
- Generous rear garden complete with pond and two large sheds, one of which houses a home office



## **The Owners Love**

1) We love our beautiful large garden space where in the warmer weather we regularly enjoy sitting on the decking looking out over the area, wine in hand. It's so peaceful, tranquil & having the allotments backing on makes it a wonderfully private garden where we can relax & really unwind.

2) During the winter months we light our stunning open fire which makes our lounge so cosy & warm. It looks especially beautiful over the festive period with our gorgeously decorated Christmas Tree, lights & we close the kitchen door, light a fire & enjoy a hot chocolate where all our worries fade away.

3) The location of our home is especially beneficial due to the close proximity of Stevenage old town, the train station & local schools. We have brought up 3 children in our home & having schools close by was such a help. We often walk to the old town to enjoy the delights of the local pubs & restaurants.

## **Ground Floor**

### **Lounge**

12'8 x 13'5 max

Real working fireplace. UPVC double glazed windows to front aspect. Bespoke fitted storage units framing the fireplace, creating a cosy focal point. Recently repainted. Radiator. Bi-fold door to kitchen.

### **Kitchen**

9'1 x 10'3

Refurbished circa 2021. Wall and base units with marbled countertop over. Integrated dishwasher. Two UPVC double glazed windows to rear aspect. Spotlights. Radiator. Space to accommodate for an American-style fridge-freezer.

### **Bathroom**

5'7 x 5'6

Refurbished circa 2021. Electric shower. Vanity unit with integrated

basin. Heated towel rail. Spotlights. Frosted UPVC double glazed window to side aspect.

## **Separate WC: Opposite**

2'7 x 4'6 max

Low flush WC. Cloakroom hand wash basin. Frosted UPVC double glazed window to side aspect. Spotlights.

## **First Floor**

### **Master Bedroom**

10'01 x 14'01 max

Sliding mirrored wardrobes housing wall-mounted television and hanging clothes rails. UPVC double glazed window to front aspect. Radiator. Stair bulkhead housing staircase below.

### **Bedroom Two**

12'1 x 9'1 max

Radiator. UPVC double glazed window to rear aspect.

### **Bedroom Three**

7'2 x 9'1

Radiator. UPVC double glazed window to rear aspect.

## **Front Garden**

Low maintenance shingle garden. Gated access and further gated access to the rear garden.

## **Rear Garden**

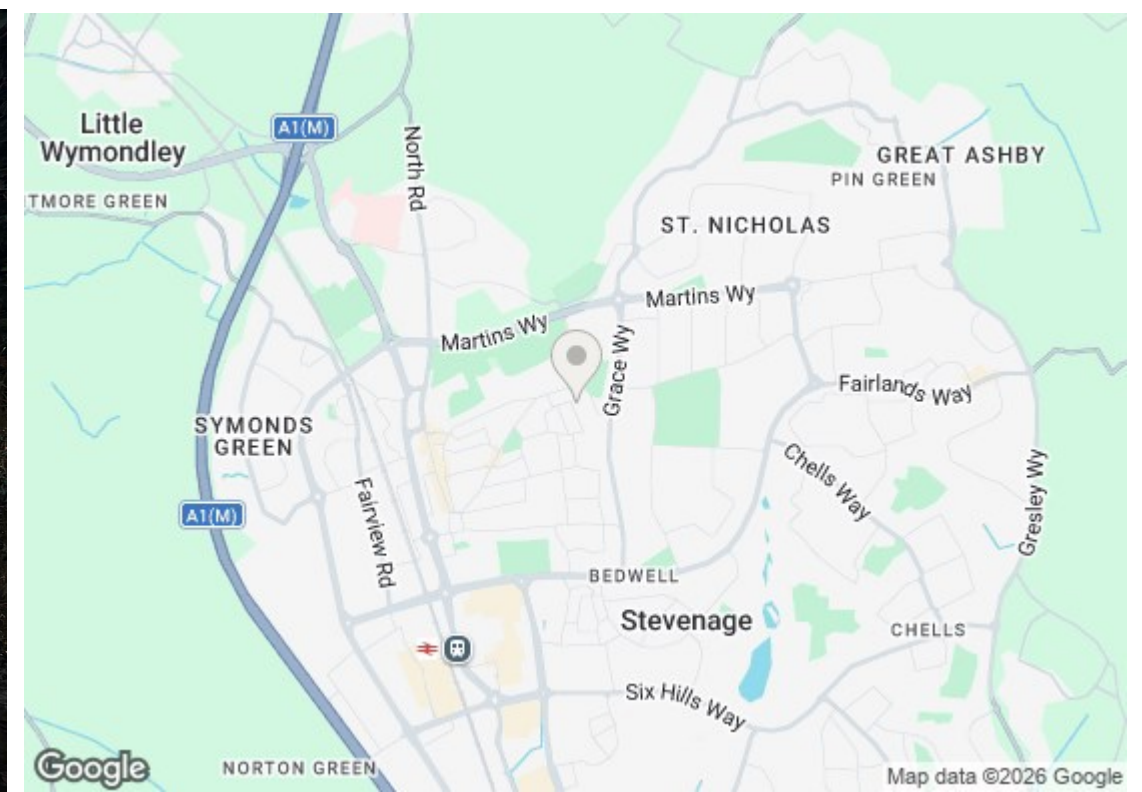
Raised decked patio with pond. Paved path over the lawn leading to large shed and home office to the rear.











GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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