



18 Ivel Road
Stevenage, SG1 3HJ



Adam Smith
Partnered With
Simpsons
Property Experts

****GUIDE PRICE £230,000 - £240,000**** Situated on the outskirts of the highly desirable Old Town, this spacious three-bedroom split-level maisonette on Ivel Road offers a rare opportunity to acquire a unique home combining generous accommodation with an exceptional location. Arranged over two floors and benefiting from a garage en bloc, the property provides the feel of a traditional house with the practicality and low-maintenance lifestyle of maisonette living. Ideal for first-time buyers, families, professionals and investors alike, it offers bright and versatile accommodation throughout.

A private entrance hall leads to the principal accommodation, where the first floor has been thoughtfully designed for modern living. The spacious living room is filled with natural light and opens onto a private balcony, creating the perfect place to relax. The separate kitchen/dining room offers ample storage, generous worktop space and plenty of room for family dining and entertaining.

The upper floor comprises three well-proportioned bedrooms, offering flexible accommodation for family life, guests or home working. A well-appointed family bathroom and useful built-in storage complete the accommodation.

Further benefits include a garage en bloc, providing secure parking or valuable additional storage. The split-level layout creates a genuine sense of space and separation between the living and sleeping areas, making the property feel more like a traditional home.

Ivel Road enjoys an enviable position close to Stevenage's historic Old Town, with its charming High Street offering an excellent selection of independent shops, cafés, restaurants, pubs and everyday amenities.

With parks, leisure facilities, highly regarded schools and Stevenage's extensive traffic-free cycle network all nearby, this outstanding maisonette combines spacious accommodation, a versatile layout, garage and a superb Old Town location, making it an excellent opportunity for a wide range of buyers.



Guide price £230,000



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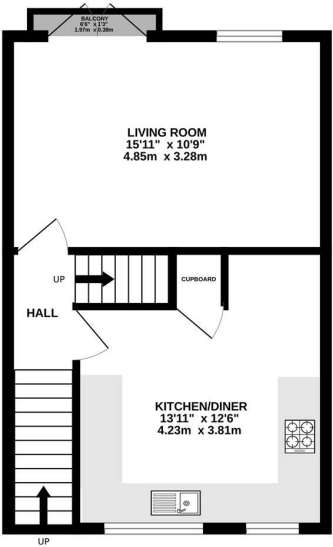
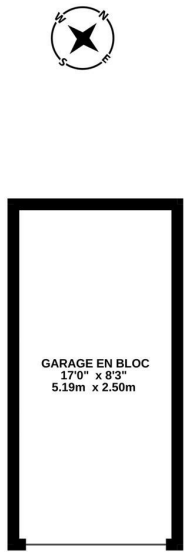
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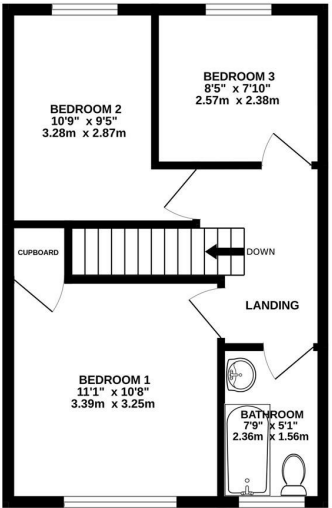
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GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.5 sq.m.) approx.

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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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