



# 211 Ripon Road, Stevenage, Hertfordshire, SG1 4LR

- Three Bedroom Family Home
- Cul-De-Sac Location
- Converted Garage Office
- Off Street Parking
- Spacious Lounge
- Kitchen Diner
- Front & Rear Gardens
- Downstairs W/C
- Close to Local Amenities & Schools



## PROPERTY DESCRIPTION

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Located in a popular and family-friendly area of Stevenage, this well-presented three-bedroom terraced home offers versatile living space, practical storage and the added benefit of a converted garage office. Entering through the front gate, the property welcomes you into a spacious entrance hallway providing access to a generous lounge, a useful storage area, a convenient ground floor cloakroom with basin, and a well-proportioned kitchen/diner. The kitchen/diner enjoys patio doors opening onto the rear garden, creating an ideal space for both everyday family living and entertaining. From here, there is access to the converted garage, currently arranged as a home office, offering flexible accommodation to suit modern lifestyles. To the first floor, the property features a good-sized landing with an airing cupboard and additional storage cupboard. There are three bedrooms comprising a single bedroom with built-in storage, a double bedroom, and a well-proportioned principal bedroom also benefiting from built-in storage. The family bathroom is fitted with a bath with shower over, wash basin and WC. Externally, the front of the property offers a small garden with gated pathway access. The rear garden is thoughtfully arranged with a patio seating area, lawned section and decked area, providing a variety of outdoor spaces to enjoy. To the rear, there is parking in front of the converted garage, which also retains a useful storage area. A well-balanced family home in a sought-after Stevenage location.



## ROOM DESCRIPTIONS

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### Welcome To Ripon

This three bedroom family home is situated in a popular Stevenage location and is ideal for first time buyers, growing family or as an investment property. Downstairs there is a welcoming hallway offering access to a spacious lounge, downstairs w/c, fitted kitchen dining room with patio doors and access to the converted garage - currently used as an office and a storage area. Ascending the stairs the landing flows into the family bathroom, with a shower over the bath, basin & w/c. There is a single bedroom with built in storage, a double bedroom and a generous master bedroom with convenient built in storage.

### External

To the front of the property is a small garden, accessed via a small gate, looking out onto an enclosed communal green. The rear garden has a patio, laid to lawn, decking area and rear access to your parking space. There is also additional parking for visitors.

### Local Area

Immediately nearby are local green spaces, including Canterbury Way Playing Fields, which provides large open grass areas, sports pitches and walking routes.

### Local Amenities

Ripon Road itself is mainly residential, but local convenience shops, schools and bus stops are within walking distance. A short drive, bus ride or cycle takes you to Stevenage Town Centre, where you'll find supermarkets, cafés, retail shops and public services.

### Transport Links

The area has good transport connections:

Regular local bus routes serving the neighbourhood

Around 5–10 minutes by car (or a short bus ride) to Stevenage Railway Station, which provides fast rail links to London and other major destinations

### Buyer Information

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



