



204 High Street  
St. Neots, PE19 5RT



Christie Taylor  
Partnered With  
**Simpsons**  
Property Experts

This impressive four-bedroom detached home, complete with a double garage, has been much loved, thoughtfully improved and skilfully extended by the current owners. It now offers a superb opportunity to secure a generously proportioned family home with a flexible layout and beautifully maintained gardens in a prime village setting.

A welcoming entrance hall leads to a modern guest WC/shower room and stairs rising to the first floor. To the front sits a dedicated home office, while the heart of the home is a magnificent 25ft lounge with doors opening directly onto the rear garden. A separate family room provides further versatility, and the kitchen features a central island and flows seamlessly into the dining area, where a striking skylight floods the space with natural light. A separate utility room completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, two of which enjoy their own ensuite facilities, and all benefit from fitted wardrobe storage.

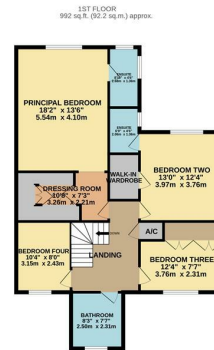
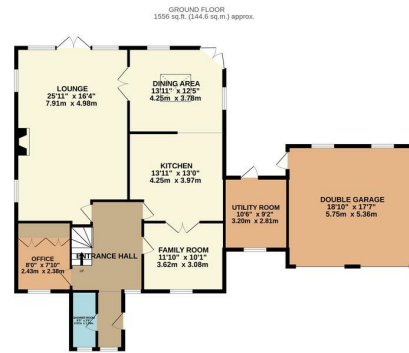
Outside, the property occupies a generous plot with a gravel driveway offering parking for multiple vehicles and access to the double garage. The rear garden is a particular highlight—well-proportioned, beautifully planted and meticulously maintained, creating a peaceful and private outdoor retreat.

A standout home in an enviable village location. Early viewing is strongly recommended.



Offers over £725,000





TOTAL FLOOR AREA: 2548 sq ft (236.7 sq m) approx.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	77
(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	





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