



56 High Street  
St. Neots, PE19 5RH



Christie Taylor  
Partnered With  
**Simpsons**  
Property Experts

This standout home occupies an enviable plot with secure, gated parking, a car port, a double garage and generous wrap-around gardens that provide a high degree of privacy.

Inside, the accommodation offers a wonderfully flexible layout. The ground floor includes a guest WC, a dedicated office, a formal dining room and a comfortable lounge. The heart of the home is the impressive kitchen/dining space, where bi-fold doors open directly onto the rear garden, creating a seamless indoor-outdoor connection. The utility room provides additional practicality whilst a hobby room provides valuable versatility and could easily serve as a fifth bedroom if required.

Upstairs, the home continues to impress with four generous double bedrooms and a well-appointed family bathroom. The principal suite is a particular highlight, benefitting from its own dressing room and an en suite shower room.

A home of exceptional kerb appeal in a fantastic village location. Early viewing is highly recommended.

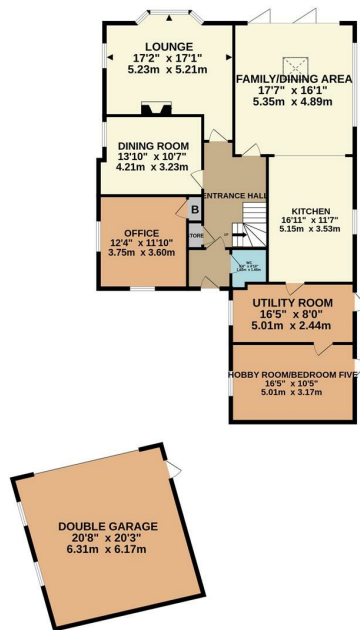


£875,000

5 3 4



GROUND FLOOR  
1894 sq.ft. (176.0 sq.m.) approx.



1ST FLOOR  
1219 sq.ft. (113.2 sq.m.) approx.



TOTAL FLOOR AREA: 3113 sq.ft. (289.2 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>                            | 76                         | 81        |
| (55-68) <b>D</b>                            |                            |           |
| (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<br>2002/91/EC |           |





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