



## 2 Whitchurch Walk

St. Neots, PE19 6DE



Christie Taylor

Partnered With

**Simpsons**

Property Experts

Simpsons Property Experts, Kimbolton are pleased to offer this well-presented four-bedroom detached home, complete with a single garage and driveway parking to the market in the ever-popular Loves Farm area of St Neots—just a short walk from the mainline train station and a wide range of local amenities.

A welcoming entrance hall offers a useful storage cupboard, guest WC and stairs rising to the first floor. To the rear, the lounge enjoys French doors which open directly onto the garden, while a front-facing home office provides an ideal space for remote working. The open-plan kitchen/dining room is a sociable hub of the home, complemented by a separate utility room.

Upstairs, the layout comprises a family bathroom and four well-appointed bedrooms. The main bedroom benefits from fitted wardrobes and its own en suite shower room.

Outside, the property occupies a particularly attractive position overlooking a mature spinney. The rear garden is neatly landscaped and offers gated access to the driveway, which in turn leads to the single garage featuring a remote-controlled up-and-over door.

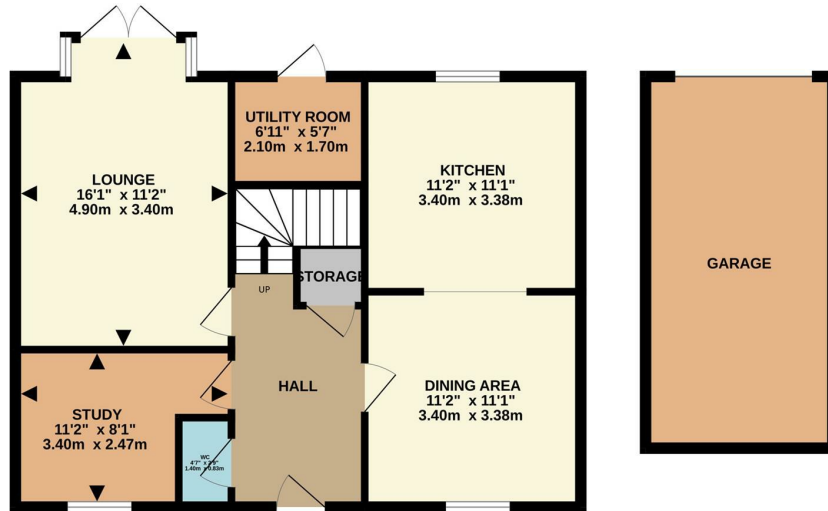
A superb home in a sought-after location. Early viewing is highly recommended.



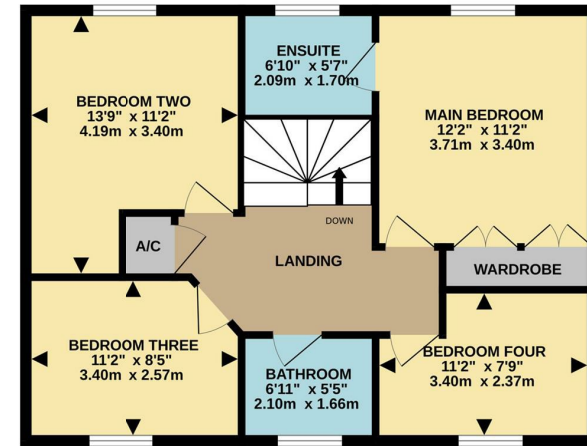
Offers over £450,000



GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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 |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |





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