



## Haycroft Gardens, NW10

£1,250,000 *Freehold*



Ideally situated on a quiet cul-de-sac, this exceptional family home offers the perfect blend of peaceful living and urban convenience. Just moments from the green open spaces of King Edwards Park and the vibrant amenities of College Road, the property is also within easy reach of Kensal Green station, providing excellent transport links.

### KEY FEATURES

- SOUTH FACING GARDEN
- 1400 SQ. FT
- EXTENDED KITCHEN DINER
- OPEN PLAN LIVING
- ORIGINAL FEATURES
- QUIET CUL-DE-SAC



**Kensal Rise & Queens Park**

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## DESCRIPTION

Offered to the market with no upper chain, this beautifully presented three-bedroom 1920s family home combines period charm with modern open plan living, making it an ideal starter home for young families or a perfect downsizing opportunity.

Set across 1400 square feet and arranged over two well-proportioned floors, the ground level welcomes you with a lovely entrance hall that leads into a bright formal reception room, perfect for relaxing or entertaining.

To the rear, a stunning extended kitchen diner offers a spacious open plan heart of the home, with ample room for dining and living. Full width doors open onto a private south facing garden and patio, ideal for outdoor dining and summer gatherings.

The ground floor also benefits from a cloakroom and a contemporary shower room, offering added convenience for guests and busy family

life. Upstairs, you will find two generous double bedrooms and a smaller double bedroom, ideal as a child's room, guest space or home office. These are served by a well-appointed family bathroom.

There is scope to extend into the loft, subject to the usual planning permissions, offering the potential to add further bedrooms or a master suite. This freehold home is full of character, filled with natural light throughout and located in a desirable residential area.

Ready to move into and enjoy, early viewing is highly recommended.







## LOCATION

Located just west of vibrant Kensal Rise, this sought-after area offers a rare blend of spacious homes and a more peaceful atmosphere, making it an ideal choice for those seeking a quieter lifestyle without sacrificing convenience.

With larger-than-average properties and lower housing density than nearby Chamberlayne Road, it's perfect for buyers wanting room to grow. The amenities of College Road including a great selection of independent shops, pubs, and restaurants are just a short stroll away, while excellent transport links from Kensal Green station (Zone 2), served by both the Bakerloo Line and London Overground, put Euston within 20 minutes.

Residents also benefit from easy access to three beautiful parks, Roundwood Park, King Edward VII Park, and Queen's Park all popular with locals and ideal for leisure, recreation, and family time.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KQP250448>

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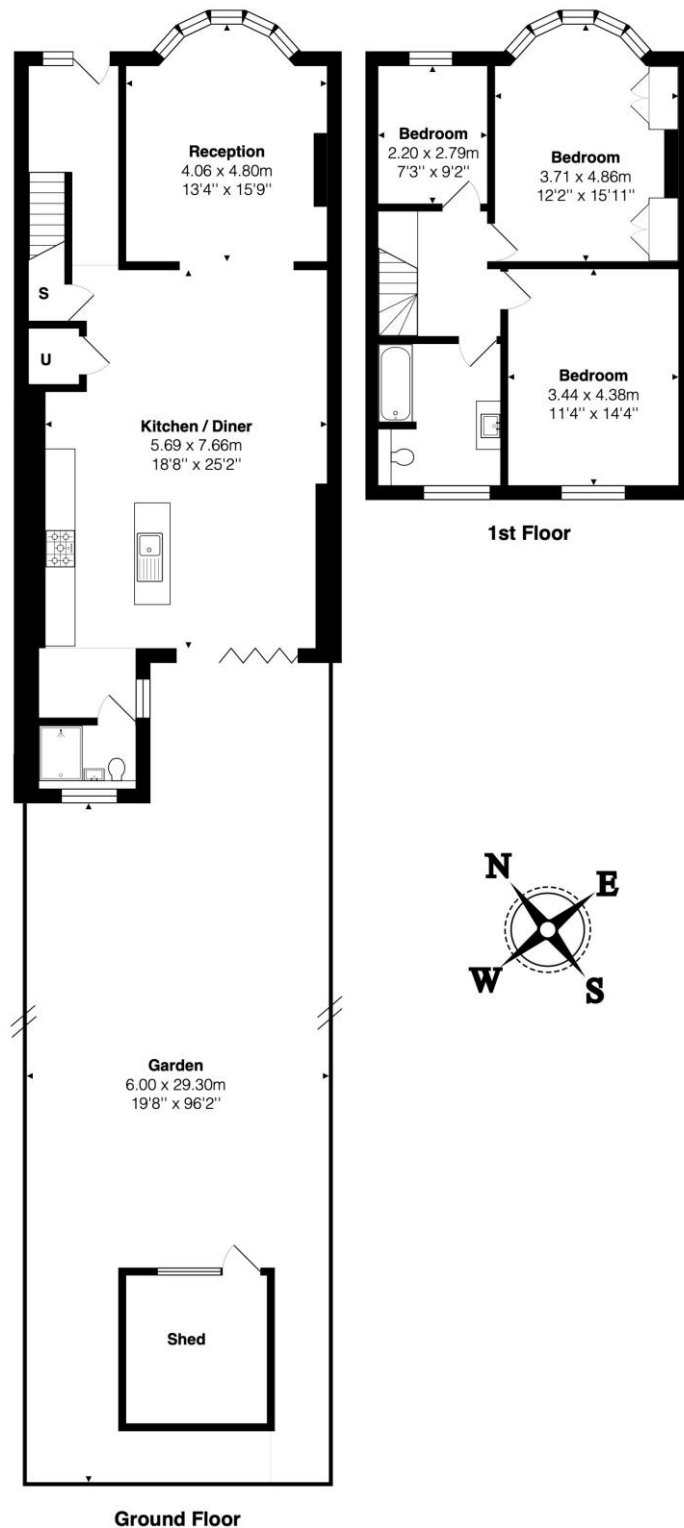
## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** E

**EPC rating:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 129.0 m<sup>2</sup> ... 1389 ft<sup>2</sup> (excluding garden, shed)  
All measurements are approximate and for display purposes only

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