



## Haycroft Gardens, NW10

£1,250,000 *Freehold*

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Offered to the market with no onward chain, this beautifully presented three-bedroom 1920s family home blends timeless period character with stylish modern living, creating an ideal first family home or an exceptional downsizing opportunity.

### 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

Spanning approximately 1,400 square feet over two generously proportioned floors, the property welcomes you with an inviting entrance hall leading into a bright and elegant front reception room, perfect for relaxing evenings or entertaining guests.

To the rear, the home truly comes into its own with a stunning extended open plan kitchen and dining space, designed to be the heart of the home. Flooded with natural light, this impressive space flows seamlessly onto a private south facing garden and patio through full width doors, making it ideal for summer entertaining and family life.

The ground floor also benefits from a stylish cloakroom and contemporary shower room, adding everyday practicality and convenience.

Upstairs, you will find two spacious double bedrooms and a third well sized bedroom, ideal as a child's room, guest bedroom or home office, all served by a modern family bathroom.

The property also offers excellent potential to extend into the loft subject to the usual planning permissions, providing the opportunity to create a luxurious principal suite or additional bedrooms.

This charming freehold home is filled with natural light throughout, beautifully maintained and located within a sought-after residential neighbourhood. Ready to move straight into, it represents a rare opportunity, and 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



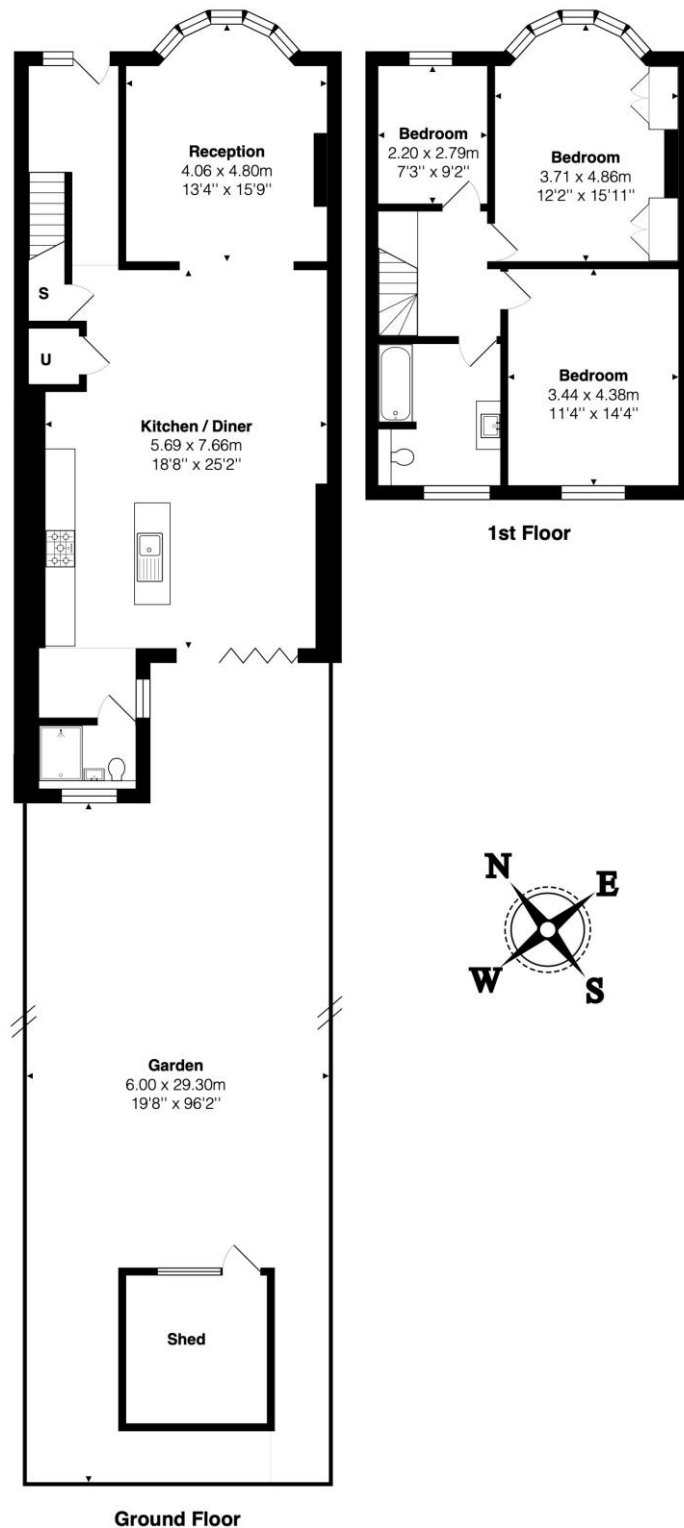
<https://www.winkworth.co.uk/sale/property/KQP260033>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

### 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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