



## 11 Haycroft Gardens , London, NW10 3BJ

Situated on the sought-after Haycroft Gardens, this substantial five-bedroom semi-detached home presents a fantastic opportunity for families, developers and investors alike.

Offering generous accommodation throughout, the property currently comprises five bedrooms, three reception rooms and two bathrooms. It is presently arranged as a House in Multiple Occupation (HMO) (please refer to the floorplan), making it an attractive investment opportunity, while also offering enormous potential to be transformed into a stunning family home.

For buyers looking to add value, there is excellent scope to modernise and reconfigure the accommodation to suit individual requirements, as well as potential to extend to the rear (subject to the necessary planning permissions), creating an even larger family living space.

Externally, the property benefits from a private driveway providing off-street parking, a garage, a front garden and a generous rear garden, perfect for entertaining, family life or future extension.

**£1,199,995**

# 11 Haycroft Gardens

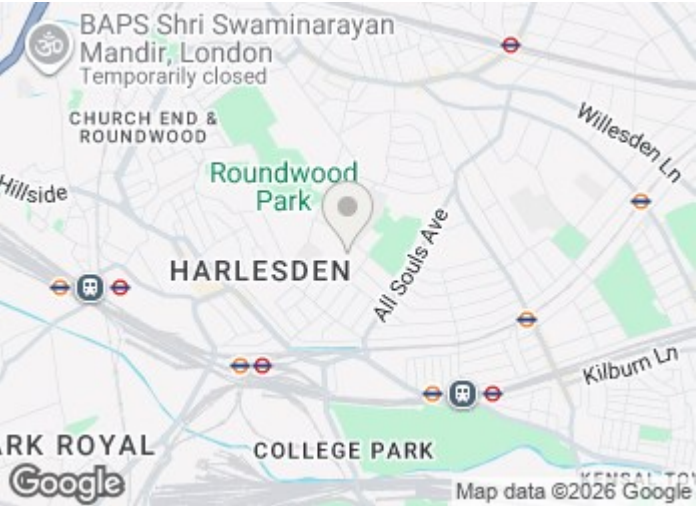
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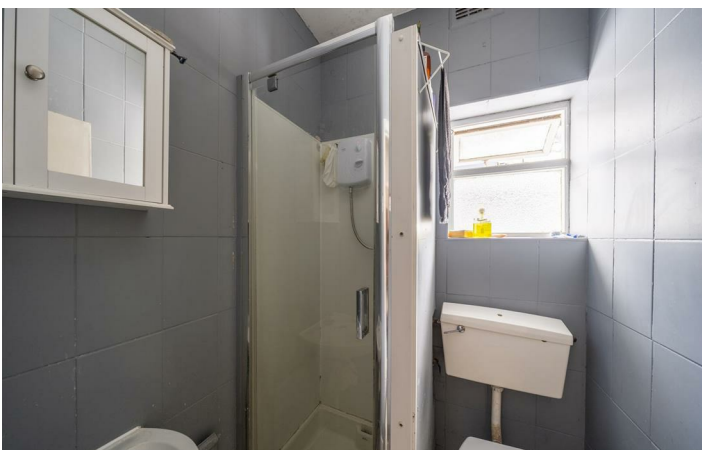
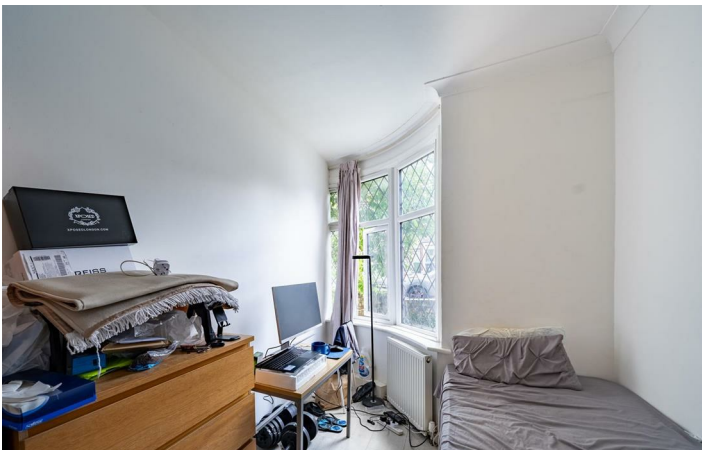
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**Directions**



Floor Plan

11 Haycroft Gardens, NW10 3BJ

Total Area: 177.9 m<sup>2</sup> ... 1915 ft<sup>2</sup> (excluding garden)



This floor plan is produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS). Reasonable. The plan is for general guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other details are approximate. Where of care is taken in the preparation of the plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

