



KENDRICK DRIVE, TRENT PARK, COCKFOSTERS, EN4

Rarely on the market, we are pleased to offer for sale this DETACHED 4/5 bedroom, 4 bathroom property with 2/3 receptions and a large kitchen/diner and detached garage to the rear with off street parking for 2 cars. This stunning family home has a large well fitted luxury kitchen/diner, utility room, guest WC and a separate front living room to the ground floor, whilst on the first floor you will find a larger than average master bedroom with walk in wardrobe & ensuite, a family room/snug which could also be used as a bedroom and a good sized shower room.

Then on the second floor there are a further 3 bedrooms, one with ensuite and a family bathroom.

This luxury property is set within the 413 acres of captivating historic grounds of TRENT PARK and was built in 2021. This amazing location comprises 'Residents Only' Lawn Club with heated swimming pool, gym and tennis courts. With the main entrance to the development being on Bramley Road its local transport is Oakwood Underground Station (Piccadilly Line) plus all the local shops, restaurants, good local school. Viewings highly recommended.



ACCOMMODATION

* ENTRANCE HALL * FRONT LIVING ROOM * LUXURY FITTED KITCHEN/DINING ROOM * UTILITY ROOM * GUEST WC * FAMILY ROOM/SNUG/5TH BEDROOM * 4 FURTHER BEDROOMS * 4 BATHROOMS * WIDE REAR GARDEN * DETACHED GARAGE WITH OWN DRIVE * OFF STREET PARKING FOR 2 CARS * ATTRACTIVE OUTLOOK TO FRONT * LOCATED IN THE TRENT PARK DEVELOPMENT

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £1,850,000 FREEHOLD

ENTRANCE HALL

Composite door leading into a bright & neutrally decorated entrance hall. Porcelain tiled floors, spotlights and access to the front living room. Guest WC, kitchen/diner and wooden stairs leading up to the first floor. Coving to the ceiling.



FRONT LIVING ROOM 14'3" x 12'1" (4.36 x 3.69)

Double glazed window to front. Engineered wood flooring, spotlights and underfloor heating. Coving to the ceiling



DOWNSTAIRS WC

Double glazed frosted window to the side. Fresh and modern fixtures & fittings. Low flush WC, wash hand basin with vanity unit below, chrome mixer tap.



KITCHEN/DINING ROOM 25'1" x 11'8" (7.66 x 3.57)

Double glazed window to the side and French Doors giving access to the garden. Pendant lighting above the dining area, spotlights throughout the kitchen.



KITCHEN AREA

Double glazed window to the rear. Porcelain tiled flooring. Shaker style base and wall units, fitted double oven, electric hob, integrated fridge freezer, separate wine fridge, dishwasher & stainless steel 1.5 bowl sink with mixer tap. Quartz worktops, breakfast bar, upstands & splashback. Access to the utility room.



DINING AREA

Different aspect showing access to the entrance hall.



UTILITY ROOM

Double glazed window to the side aspect. Full sized fitted cabinets along one wall and base units to the other side. Stainless steel sink with brushed chrome mixer tap.



FIRST FLOOR LANDING

Engineered wood flooring and stairs leading up to the second floor. Access to the master bedroom, walk in wardrobe, ensuite, family room/bedroom and shower room.



MASTER BEDROOM 14'11" x 11'8" (4.56 x 3.57)

Double glazed Juliet balcony to front. Engineered wood flooring, spotlights & coving to the ceiling.



JULIET BALCONY



WALK IN WARDROBE

Walk-In Wardrobe accessed from the Master Bedroom with Floor to Ceiling fitted wardrobes offering ample storage space. Engineered wood flooring and access to the Ensuite.



ENSUITE

Double glazed frosted window to the rear. Herringbone laminate flooring, low flush WC, large walk in shower and double wash hand basin with vanity unit beneath. Fully tiled.



ENSUITE (PIC 2)



FAMILY ROOM/SNUG/BEDROOM 5 14'3" x 11'5" (4.36 x 3.48)

Dual aspect double glazed windows, one to the side and one to the front, with radiator to the side. Engineered wood flooring, coving to the ceiling and spotlights.



SHOWER ROOM

Frosted double glazed window to the front. Herringbone laminate flooring, double walk in shower, low flush WC, wash hand basin with vanity unit beneath and chrome heated towel rail. Fully tiled.



BEDROOM 2 12'5" x 11'2" (3.79 x 3.42)

Double glazed window to the rear with radiator beneath. Engineered wood flooring, fitted wardrobes along one wall and spotlights.



ENSUITE

Frosted double glazed window to the side. Low flush WC with wash hand basin with vanity unit beneath, large shower.



BEDROOM 3 12'3" x 11'10" (3.74 x 3.62)

Double glazed window to the rear with radiator beneath. Engineered wood flooring and spotlights.



BEDROOM 4 14'3" x 9'3" (4.36 x 2.83)

Double glazed window to the front with radiator beneath. Engineered wood flooring and spotlights.



MAIN BATHROOM

Frosted double glazed window to the front. Herringbone laminate flooring, low flush WC, wash hand basin with large bespoke vanity unit beneath. Full sized paneled bath with rain and handheld shower heads and glass shower screen. Finished to a high specification with chrome fixtures and fittings and a fitted mirror with backlight.



MAIN BATHROOM (PIC 2)
Different aspect showing fitted, paneled bath.



GARDEN
Mainly laid to lawn with a patio area.



REAR ELEVATION



GARAGE 25'0" x 11'9" (7.64 x 3.59)



Kendrick Drive, Trent Park, EN4

Approximate internal area: 2037sqft (189sqm)
All measurements are approximate and are for illustrative purposes only.



Ground Floor

Kitchen/Dining Room	7.66m x 3.57m	25'1 x 11'8
Living Room	4.36m x 3.69m	14'3 x 12'1
Garden	94 sqm	1012 sqft



First Floor

Master Bedroom	4.56m x 3.57m	14'11 x 11'8
Family Room	4.36m x 3.48m	14'3 x 11'5
Garage	7.64m x 3.59m	25'0 x 11'9



Second Floor

Bedroom 2	3.79m x 3.42m	12'5 x 11'2
Bedroom 3	3.74m x 3.62m	12'3 x 11'10
Bedroom 4	4.36m x 2.83m	14'3 x 9'3

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	86	93
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.