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5 Kendrick Drive, Trent Park, Barnet EN4 0FD

Offers over £2,100,000







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## 5 Kendrick Drive

Trent Park, Barnet EN4 0FD

This luxury five-bedroom, four bathroom home is arranged over three floors with garage and private garden.

The ground floor features an open plan kitchen with integrated appliances, utility room, and dining area leading to a rear patio and garden.

Too many modern appliances to list plus a wine cooler and underfloor heating to provide exceptional comfort in an elegantly crafted home.

A generous living area for entertaining is also located on the ground floor and a snug/office space.



|                     |                              |
|---------------------|------------------------------|
| Utility             | 2'11" x 5'4" (0.9 x 1.65)    |
| Kitchen/Dining Room | 33'3" x 9'7" (10.14 x 2.93)  |
| Lounge              | 15'0" x 13'1" (4.59 x 3.99)  |
| Snug                | 12'5" x 9'3" (3.79 x 2.84)   |
| Main Bedroom        | 13'3" x 11'8" (4.04 x 3.58)  |
| En Suite Bathroom   | 13'1" x 7'7" (4.00 x 2.32)   |
| Bedroom 2           | 13'3" x 11'9" (4.04 x 3.59)  |
| Bedroom 3           | 12'10" x 11'7" (3.92 x 3.54) |
| Bedroom 4           | 14'7" x 12'6" (4.47 x 3.83)  |
| Bedroom 5           | 12'6" x 9'10" (3.82 x 3.00)  |





The first floor accommodates the main bedroom featuring a dressing area and en suite bathroom, whilst bedroom two, bedroom three and family bathroom complete the configuration of this floor.

On the 2nd floor, a further two bedrooms with en suite showers.

### Directions

By car: it is in easy reach of Junction 24 of the M25. There are two vehicle entrances, the main being in Cockfosters Road and the other situated in Hadley Road. The car parks are free and parking spaces for people with disabilities are available.

By bus: 121, 298, 299, 307, 377 and 384

By underground: Oakwood and Cockfosters stations on the Piccadilly Line. From Oakwood station, turn right, cross the road and walk along Snakes Lane for about 10 minutes. Please note this is an uphill walk.

From Cockfosters station which is closer, leave the station from the Cockfosters Road exit, turn right, and walk on the same side of the road for 2-3 minutes.







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## Floor Plans



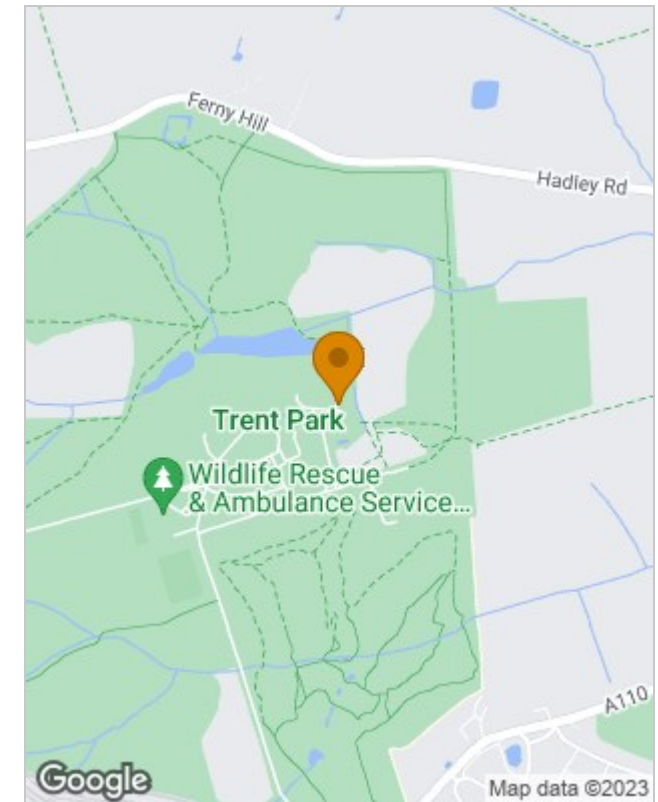
## Viewing

Please contact our RE/MAX EXCEL Sales Office Tony Morrison 44 (0) 777 959 7775 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

