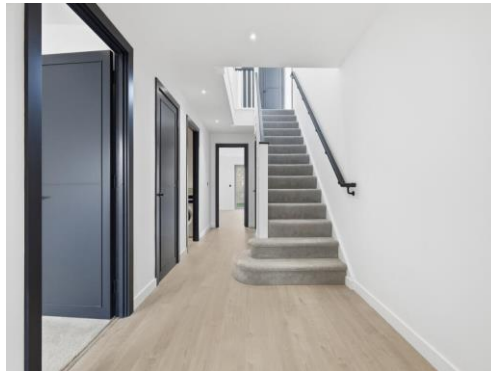




**Connells**

The Walled Garden Trent Park  
Barnet



### Property Description

A beautiful contemporary 4-bedroom home in The Walled Garden at Trent Park, offering 2,056 sq ft of luxurious living space with garage & driveway. High-spec interiors, two en-suites & private gardens combine elegance & sophistication within a countryside estate where nature meets the city.

The entrance hallway leads to a well-proportioned living room, ideal for relaxing or quiet evenings.

To the rear, an open-plan kitchen, dining and family room forms the heart of the home, complete with a central island, integrated appliances, and doors opening onto the private garden. A utility room and guest WC complete the ground floor.

## Disclaimer

These particulars are compiled with care to give a fair description, but we cannot guarantee their accuracy and they do not constitute an offer or contract.

The specification is the anticipated specification but may be subject to change as necessary and without notice. The developer reserves the right to change specifications, designs, floor plans and site plans at any time. Room dimensions are subject to change and should not be used when ordering floor coverings or furnishings. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

### Lounge

16' 11" x 10' ( 5.16m x 3.05m )

### Kitchen/Dining Room

19' x 27' 7" ( 5.79m x 8.41m )

### Bedroom One

13' 2" x 17' 10" ( 4.01m x 5.44m )

### Bedroom Two

18' 8" x 10' ( 5.69m x 3.05m )

### Bedroom Three

14' 1" x 9' 6" ( 4.29m x 2.90m )

### Bedroom Four

13' 9" x 9' 6" ( 4.19m x 2.90m )

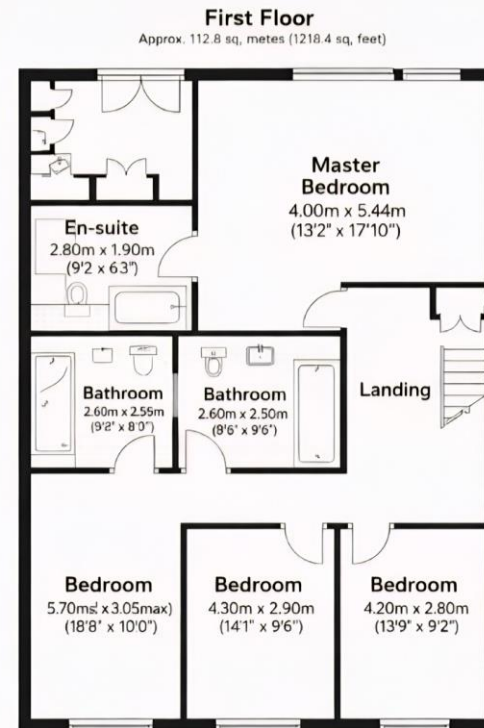
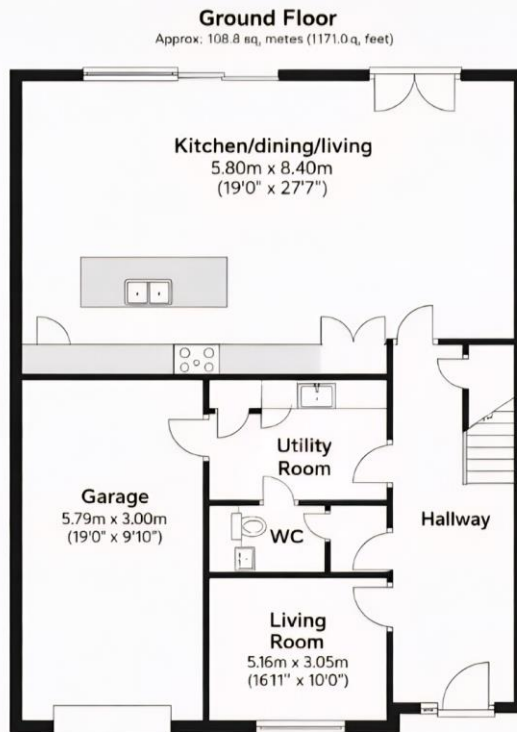
## Development Overview

Welcome to Trent Park a gated country estate surrounded by 413 acres of glorious parkland in North London. Once a royal hunting ground, this historic setting has been transformed by Berkeley Homes into an exclusive community of elegant new homes surrounded by nature, heritage and tranquillity. All just 26 minutes from King's Cross. Every detail reflects Berkeley's hallmark quality and heritage craftsmanship, delivering timeless elegance, space and serenity.









Total area: approx. 219.7 sq. metres (2364.5 sq. feet)

All measurements have been taken as a guide to prospective buyers and are approximate. All measurements and details are for display purposes only and are not guaranteed to be entirely accurate. Such measurements should not be relied upon but are an illustrative representation only and no responsibility is taken for time error, omission or misstatements, and any further clarification as may be required, please contact us. Should further clarification as may be required, please contact us. All measurements and details are for display purposes only and are guaranteed.

To view this property please contact Connells on

**T 01727 856 781**  
**E stalbans@connells.co.uk**

38 Chequer Street  
ST. ALBANS AL1 3YH

EPC Rating:  
Exempt

Tenure: Freehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STA317325 - 0002