



Trent Gardens, N14 4QN  
London





# Trent Gardens, N14 4QN

This well presented and exceptionally well-maintained extended end of terrace family home offers spacious and versatile accommodation of approximately 125.4 sq. metres (1349.3 sq. feet), arranged over two floors and perfectly suited to modern family living. Positioned on a sought-after residential road in Southgate, the property provides generous living space together with excellent future potential.

The ground floor features a welcoming entrance hallway leading to a bright front lounge and a separate dining room overlooking the garden, creating ideal areas for both everyday living and entertaining. A side extension has created a substantial kitchen/breakfast room, while a ground floor double bedroom and family bathroom provide flexibility for guests, multi-generational living or working from home.

Upstairs, the first floor offers three well-proportioned bedrooms, a study/home office, a family bathroom and a separate WC, all arranged around a central landing with access to the loft. The property has been carefully maintained throughout, allowing a purchaser to move in immediately while still offering exciting scope to further extend to the rear and into the loft, subject to the usual planning permissions.

Externally, the home benefits from off-street parking for several vehicles and a well-kept rear garden. The location is particularly convenient, being within easy reach of local shops, cafés and everyday amenities around Southgate Circus and Oakwood Parade. Oakwood and Southgate Underground Stations (Piccadilly Line) and Winchmore Hill Mainline Station are all within close distance, providing direct links into central London.

Well regarded schools including Ashmole Academy, Southgate School and Walker Primary School are also close by, making the property an ideal long-term family purchase. The sale is offered with a complete onward chain and internal viewing is highly recommended.

£770,000



- Extended four bedroom end-of-terrace family home
- Spacious kitchen/breakfast room via side extension
- Ground floor bedroom & bathroom – ideal for guests or home office
- Well maintained throughout with further extension potential (STPP)
- Close to highly regarded schools including Ashmole Academy

- Approx. 1,349 sq ft (125.4 sq m) of versatile accommodation
- Two reception rooms and view overlooking rear garden
- Off-street parking for multiple vehicles
- Within approx. 1 mile of Southgate & Oakwood Underground Stations (Piccadilly Line)
- Complete Chain





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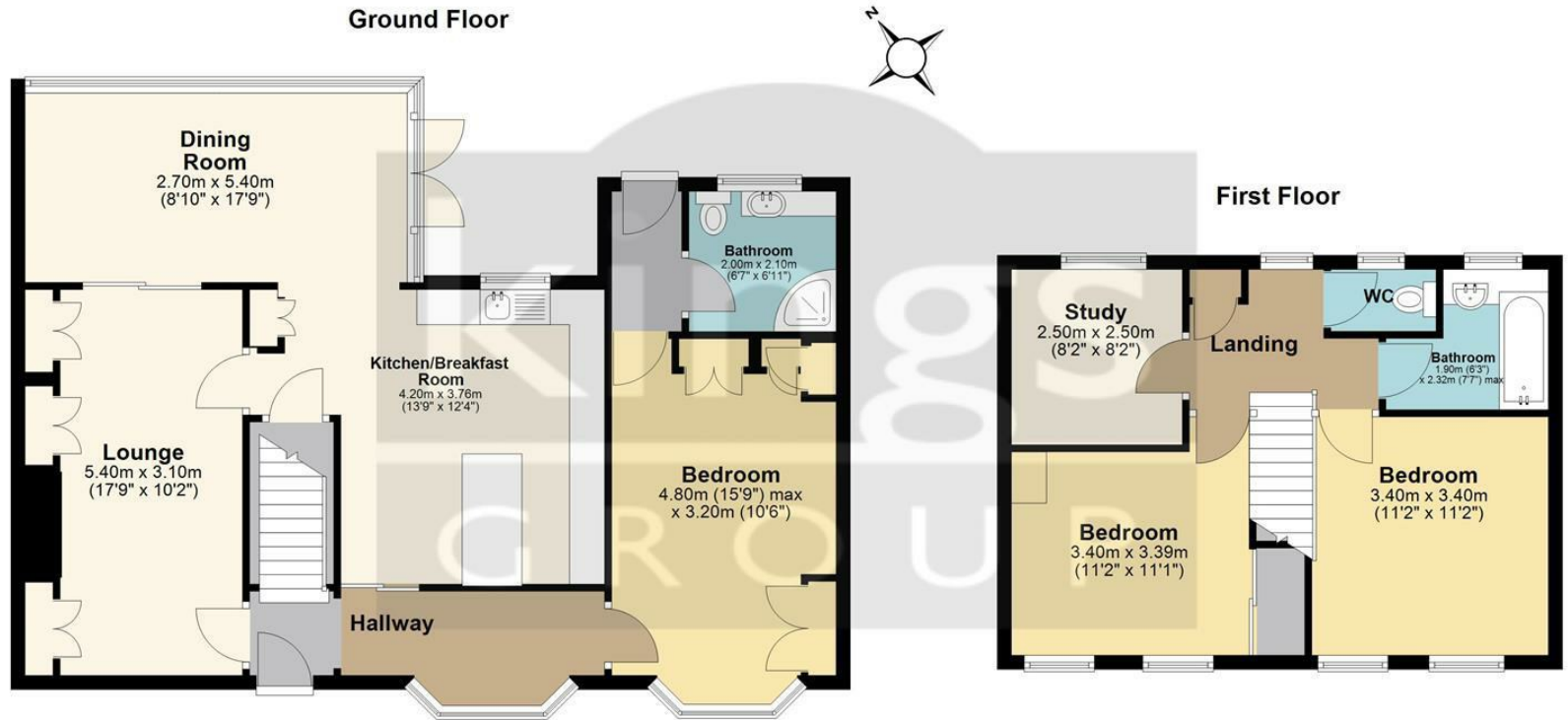
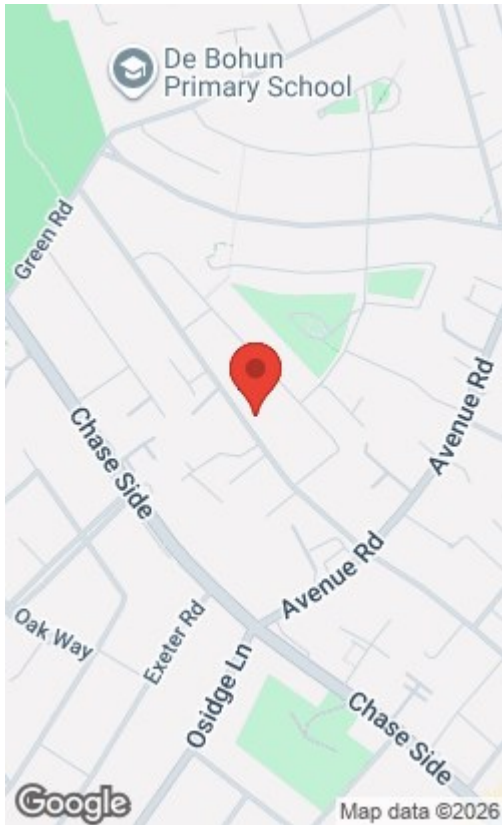
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GROUP



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	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



Total area: approx. 125.4 sq. metres (1349.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

### Trent Gardens

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