



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

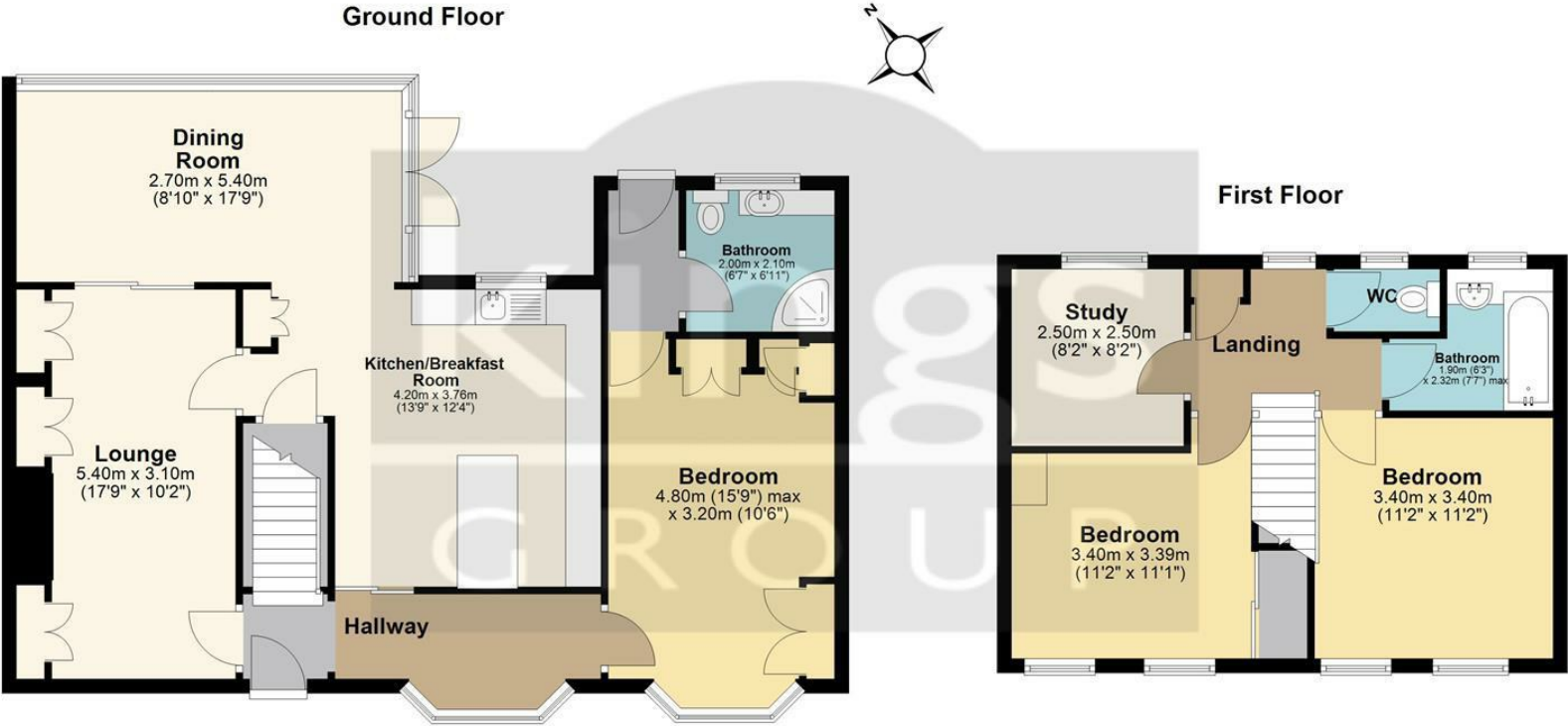








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Trent Gardens

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

25 Silver Street, Enfield Town, Middlesex,
EN1 3EF
T: 0208 364 4118
E:
www.kings-group.net

