



TRENT PARK

ENFIELD, LONDON

THE WISTERIA COLLECTION

*A boutique collection of contemporary
4 bedroom semi-detached homes*

*Plots 82, 83, 84, 85, 86, 87, 88, 89,
90, 91, 93, 101, 102, 103, 104 & 106*





TRENT PARK

THE WISTERIA COLLECTION

CONTEMPORARY and elegantly crafted, these carefully considered homes are designed to SETTLE comfortably within their NATURAL surroundings.

This inspired group of four-bedroom homes are perfectly suited for modern family life. Set over three storeys, these semi-detached houses are situated in 413 acres of captivating historic grounds.

The focus on quality homes and improved natural green spaces will transform Trent Park into a vibrant community in a unique setting just moments from Oakwood & Cockfosters.

A quiet escape from the bustle of London life.



THE WISTERIA COLLECTION

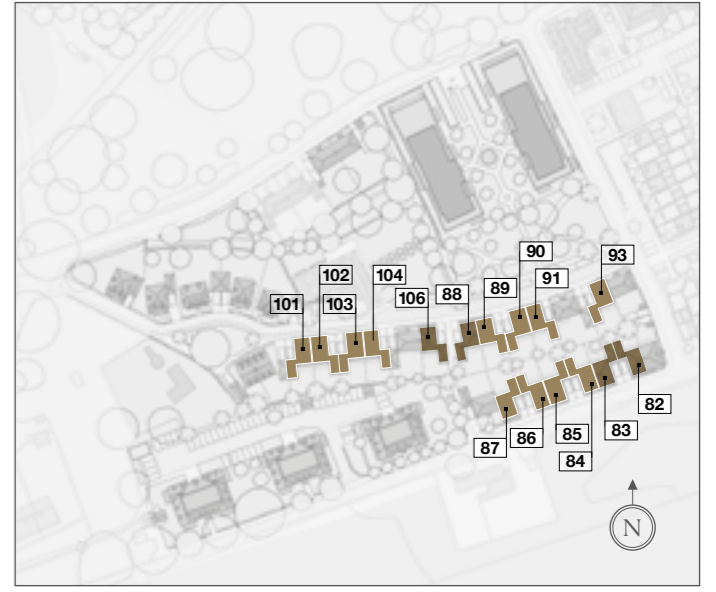
Traditional ARCHITECTURAL *styles* from the last two centuries have been big influences in creating a blend of 'TRADITIONAL ENGLAND' style homes with a *modern* CONVENIENCE for families today.



THE WISTERIA COLLECTION

Four Bedroom Semi-Detached Houses

Plots 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 93, 101, 102, 103, 104 & 106



Site plan not to scale, indicative only and subject to change. In line with our policy of continuous improvements we reserve the right to alter layout, building style, landscaping and specifications at any time without notice. The facilities and amenities at Trent Park are subject to the construction programme. Subject to planning.

THE WISTERIA COLLECTION

*Four Bedroom
Semi-Detached Houses*

Plots 82, 83,* 84, 85,* 86, 87,* 88,* 89, 90,*
91, 93,* 101,* 102, 103,* 104 & 106

Total Area: 192 sq m 2,067 sq ft

Plots 82, 84, 86, 89, 91, 102, 104 & 106 are shown.
*Plots 83, 85, 87, 88, 90, 93, 101 & 103 are handed.



GROUND FLOOR

Kitchen/Family Room	6.11m x 3.47m	20'0" x 11'4"
Dining Room	3.83m x 3.41m	12'6" x 11'2"



FIRST FLOOR

Living Room	6.11m x 3.49m	20'0" x 11'5"
Master Bedroom/ Dressing Area	6.11m x 3.20m	20'0" x 10'5"



SECOND FLOOR

Bedroom 2	3.89m x 3.02m	12'9" x 9'10"
Bedroom 3	3.47m x 3.20m	11'4" x 10'5"
Bedroom 4	2.99m x 2.49m	9'9" x 8'2"

◀▶ Measurement Points C Cupboard U Utility Room W Wardrobe space only AC Airing Cupboard

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Paving to terrace is indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. Computer generated image of The Wisteria Collection is indicative only.

Computer generated image of Plots 101 & 102, indicative only.

SPECIFICATION

PERSONALISE YOUR HOME

DECADENT flourishes
add to a sense of *indulgence*
and GLAMOUR

TRENT PARK



THREE CHOICES OF SPECIFICATION

1 THEAKSTON

Timeless neutrals offer an unsurpassed softness whilst touches of grey hint towards the contemporary within a traditional setting.

2 TRENTO

The interplay between light and dark creates a sense of fun and intrigue, whilst accentuating the abundance of space and light.

3 KENDRICK

The elegant juxtaposition of rich colour against neutral tones retains warmth and tranquillity, creating the perfect place to call home.



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SPECIFICATION

Creating a LIFESTYLE
within the most BEAUTIFUL
surroundings

THE AKSTON

INTERIOR FINISHES

Softer selections effortlessly blend light and bold colours together.

KITCHEN

Combining sheer bright surfaces with duskier tones, this space becomes easy to manage.

BATHROOM / SHOWER ROOM

A room for any time, the design is both light and airy by day and relaxing by night.



Computer generated image of the kitchen in Plot 114, indicative only.

From top to bottom, left to right:
Computer generated image of the wardrobe,
ensuite and family bathroom. Indicative only.

SPECIFICATION

Creating a LIFESTYLE
within the most BEAUTIFUL
surroundings

TRENTO

INTERIOR FINISHES
Pure tones and brilliant finishes
flood every room with light.

KITCHEN
Designed in a more minimalist style, the heart
of the home is an understated and elegant space.

BATHROOM / SHOWER ROOM
Designed to invite the light in, these
rooms offer a little extra indulgence.



Computer generated image of the kitchen in Plot 114, indicative only.



From top to bottom, left to right:
Computer generated image of the wardrobe,
ensuite and family bathroom. Indicative only.

SPECIFICATION

Creating a LIFESTYLE
within the most BEAUTIFUL
surroundings

KENDRICK

INTERIOR FINISHES

Deeper and fuller shades throughout create altogether comfortable spaces.

KITCHEN

With statement colours used unsparingly, the effect is a dramatic centrepiece for the home.

BATHROOM / SHOWER ROOM

Encouraging you to relax and unwind, the deeper hues bring a cosier feel.



Computer generated image of the kitchen in Plot 114, indicative only.



From top to bottom, left to right:
Computer generated image of the wardrobe,
ensuite and family bathroom. Indicative only.



“Traditional architectural styles found in local buildings from the last two centuries as well as the early twentieth century’s Arts and Crafts style of Lutyens, Parker and Unwin are big influences.”

Purcell

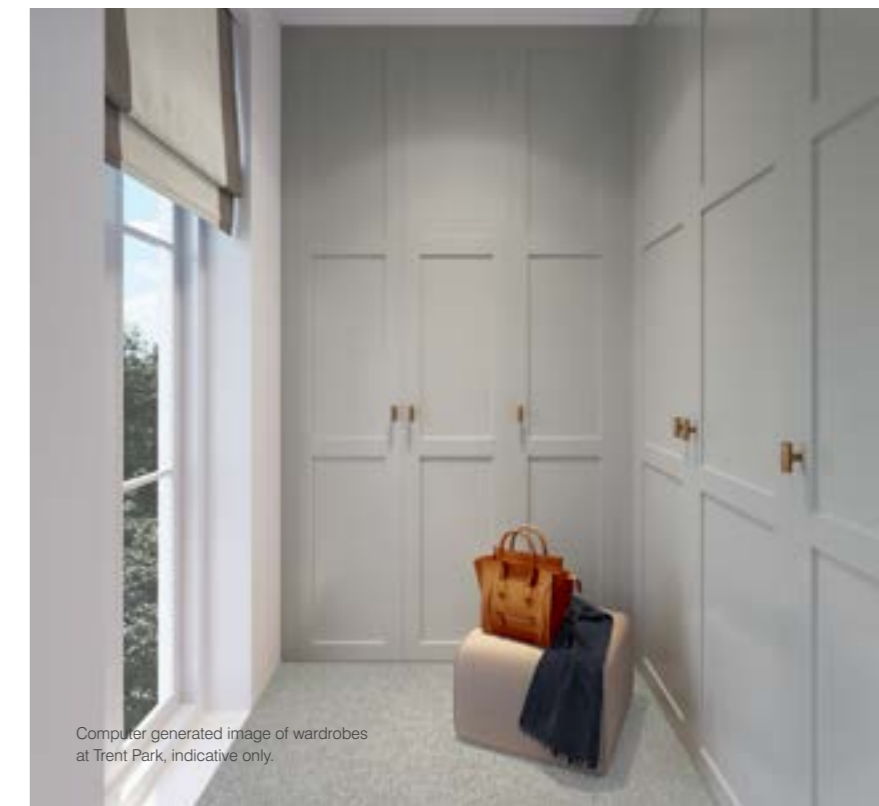


Computer generated image of a master bedroom at Trent Park, indicative only.

BEDROOMS

Every detail is considered in these *beautifully designed* spaces

We have honoured the classical interior architecture within the home by incorporating high ceilings, antique brass and fully fitted wardrobes to master bedroom and bedroom 2.



Computer generated image of wardrobes at Trent Park, indicative only.

FAMILY BATHROOM

A DELIGHTFUL mix of the
ELEGANT and the *everyday*

We have combined decadent flourishes with fine detail to give these bathrooms their true place within the home. Featuring a bespoke vanity unit, walk-in shower and white steel enamelled bath, these are the perfect spaces in which to unwind.



SPECIFICATION

BEAUTIFULLY appointed *homes*, prominent in style. TRENT PARK is your platform for *exceptional living*.

KITCHEN

- Painted Shaker style kitchen
- Stone worktops, splashback and upstand
- Bowl/half undermounted sink
- Satin stainless steel mixer tap
- Electric single oven, combination microwave oven and induction hob
- Integrated extractor hood
- Integrated Fridge/freezer
- Integrated dishwasher
- Wine cooler
- Compartmentalised recycle storage

UTILITY ROOM

- Freestanding washing machine and tumble dryer
- Undermounted sink

MASTER ENSUITE

- Vanity unit with his & hers under-counter washbasins and storage
- Stone worktop
- Wall mirror with feature lights
- Floor mounted back to wall WC with concealed cistern, soft close seat and dual flush control
- Walk in shower with low profile shower tray and tiled enclosure
- Overhead shower and hand-shower set

FAMILY BATHROOM

- Built-in vanity unit with under-counter washbasin and storage
- Stone worktop
- Wall mirror with feature lights
- Floor mounted back to wall WC with concealed cistern, soft close seat and dual flush control
- White steel bath with Shaker style matt finish bath panel
- Glass bath screen
- Overhead shower and hand-shower set

ENSUITE SHOWER ROOM TO BEDROOM 2

- Built-in vanity unit with under-counter washbasin and storage
- Stone worktop
- Wall mirror with feature lights
- Floor mounted back to wall WC with concealed cistern within vanity unit with soft close seat and dual flush control
- Walk in shower with low profile shower tray with glass shower enclosure/screen
- Overhead shower and hand-shower set

CLOAKROOM

- Built-in vanity unit with under-counter washbasin and storage
- Stone worktop
- Wall mirror with feature lights
- Floor mounted back to wall WC with concealed cistern, soft close seat and dual flush control
- Towel bar

HEATING

- Gas fired central heating
- Underfloor heating to the ground floor and all bathrooms with individual thermostatically controlled radiators to all other areas
- Chrome heated towel rail to family bathroom, master ensuite and ensuite shower room

FINISHES

- Fully fitted wardrobes to master bedroom and bedroom 2 with drawer pack to master bedroom
- Engineered flooring to dining room
- Fitted carpets to living room, stairs, landings, and all bedrooms
- Large format floor tile to kitchen, hallway, utility and cloakroom
- Herringbone floor tile to master ensuite, family bathroom and ensuite shower room
- Full height tiling throughout master ensuite, bathroom and ensuite shower room with feature tiling to wall behind basins and to wall behind shower or bath
- Carpeted treads and risers to staircase with white painted balustrades, stringers and newel posts and painted handrail
- White panelled internal doors with raised mouldings
- White panelled glazed internal doors with raised mouldings between hallway and kitchen
- Decorative cornice to hallway, living room, dining room and master bedroom

EXTERNAL FEATURES

- Feature entrance door with multipoint locking system
- Turf and paving to selected areas of rear garden
- External tap and water butt
- External lights to front and rear
- Garage and driveway

SECURITY AND PEACE OF MIND

- Property compatible for burglar alarm and to be fitted by purchaser if required
- Mains powered smoke/heat detectors with battery backup
- 10-year NHBC warranty

ELECTRICAL FITTINGS

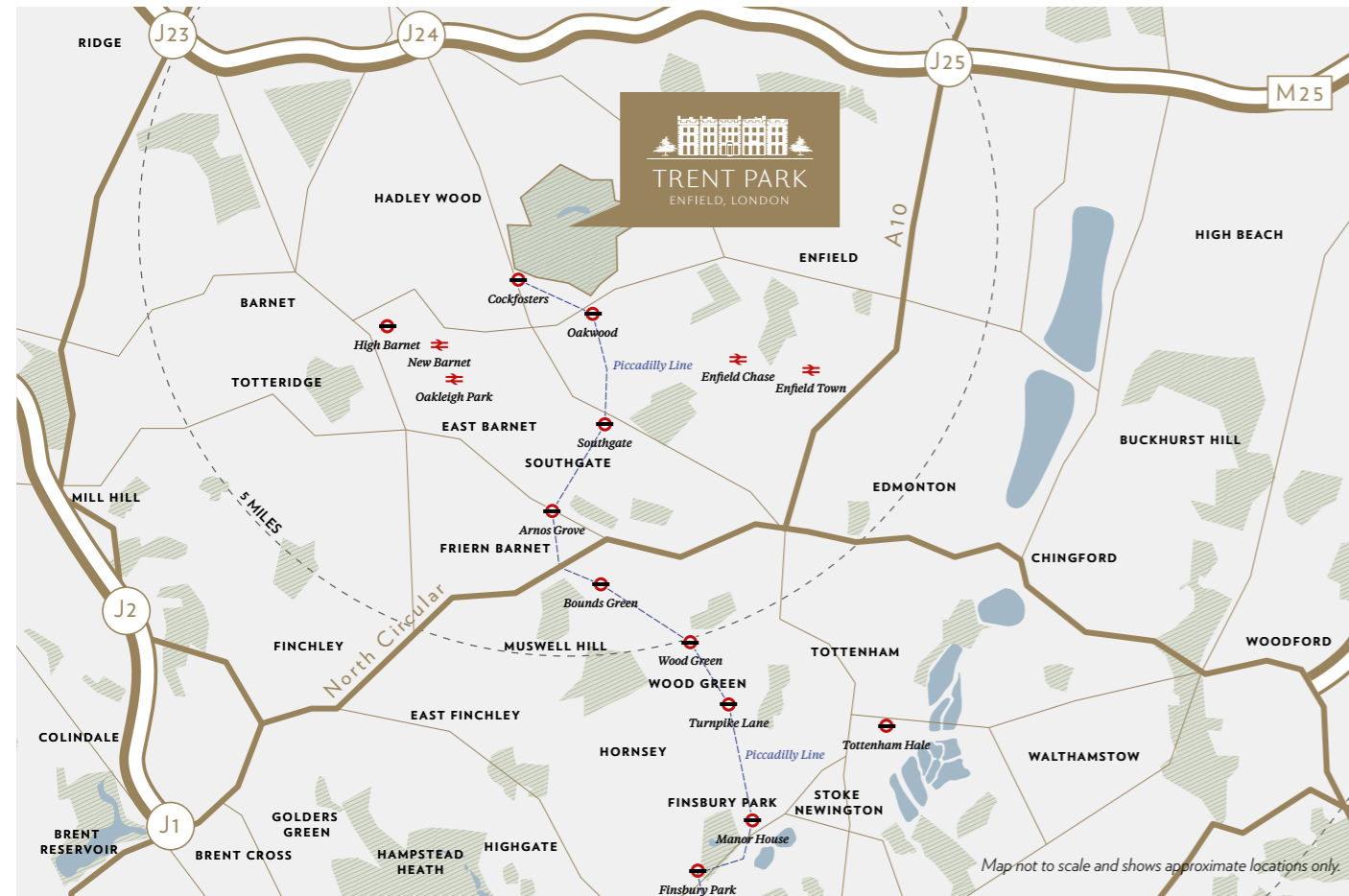
- Telephone points fitted in all bedrooms and living areas
- Provision for Sky Q TV, with wiring as standard to the living room, dining room, family room and additional cabling to all bedrooms
- Energy efficient LED downlights with dimmer function to reception rooms and master bedroom
- Feature under cabinet lighting to wall units in kitchen
- Automatic lighting to wardrobes and storage cupboards
- Brushed stainless steel sockets above worktop height in kitchen
- Low level white sockets and light switches throughout
- Two USB sockets above kitchen worktop and one either side of master bedroom headboard
- Shaver sockets to master ensuite, family bathroom and ensuite shower room
- Power outlet in garage
- Electric powered garage doors

CONTACT US

TRENT PARK

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Directions from Cockfosters station (pedestrian access only)

Exit the station and walk north on Cockfosters Road for 4-5 minutes until you reach the entrance to Trent Country Park. Walk a further 12-13 minutes down the double lined path of lime trees and past the Wildlife Rescue Centre. You'll then reach Daffodil Lawn and directional signage to our Sales and Marketing Suite.

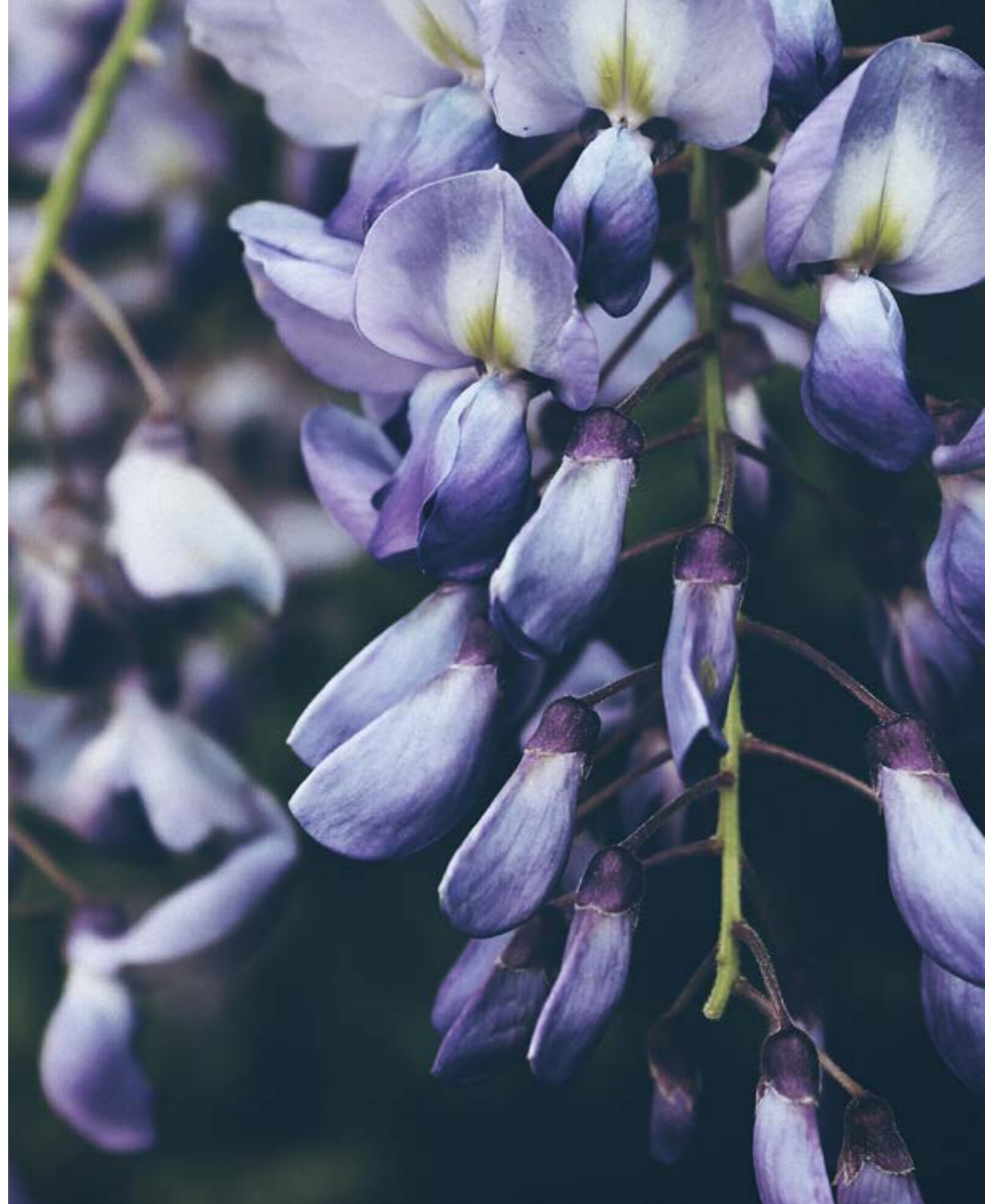
Directions from Oakwood Station

Exit the station and walk right towards Bramley Road. Cross Bramley Road and walk right for 1 minute towards the entrance of Snakes Lane. Turn left onto Snakes Lane and follow our directional signage into Trent Park.

Driving from M25

If traveling clockwise exit the M25 from Junction 24 and at the roundabout take the 4th exit onto Stag Hill/A111 and if traveling anti-clockwise exit the M25 from Junction 24 and at the roundabout take the 2nd exit onto Stag Hill/A111. Drive on for 3 miles heading straight over the 3 mini roundabouts and down Cockfosters Road. At the roundabout take the 1st exit onto Bramley Road/A110. Drive on for just under a mile past the entrance to Oakwood station and turn left onto Snakes Lane. Follow our directional signage into Trent Park.

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Berkeley
Designed for life