TRENT PARK

ENFIELD, LONDON

83 WISTERIA

A fully furnished 4 bedroom home ready to move into now!

Berkeley

Designed for life

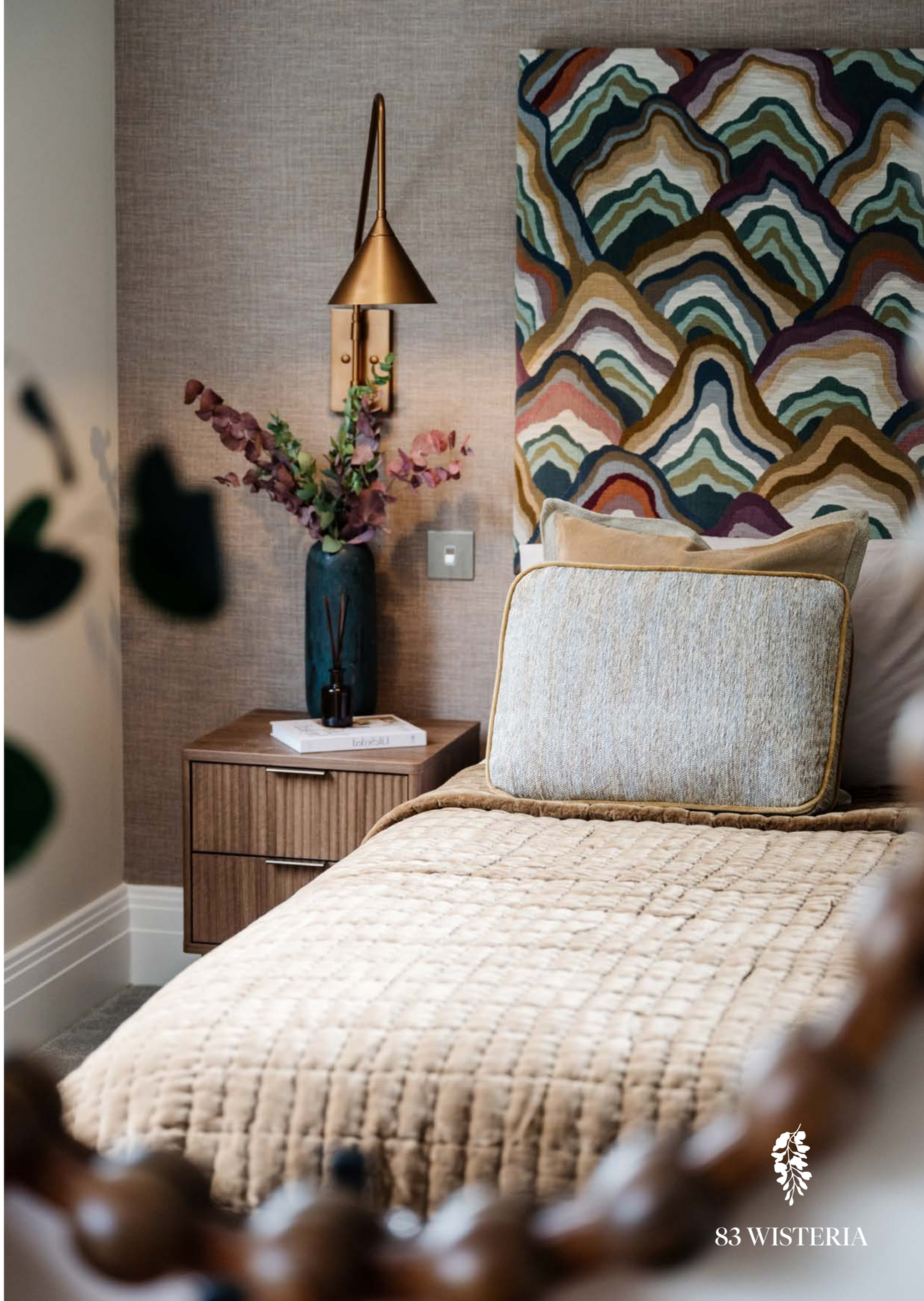
Welcome to 83 Wisteria

A beautifully crafted, fully furnished four-bedroom family home, ready to move into now.

Set within the prestigious Chaplin Collection at Trent Park, 83 Wisteria offers an exceptional blend of space, style, and serenity. Spanning three light-filled floors, this elegant residence enjoys views over the golf course and features generous living areas ideal for modern family life.





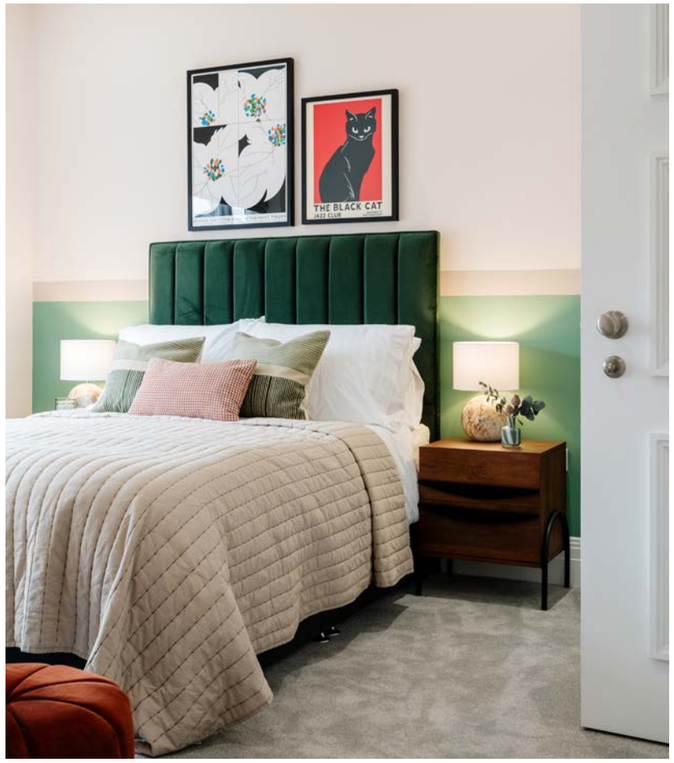


83 WISTERIA









The ground floor showcases a spacious open-plan kitchen and family room, perfect for entertaining or relaxed everyday living. On the first floor, a refined living room and luxurious principal suite with dressing area and en-suite provide a peaceful retreat. The upper floor hosts three further bedrooms, two with en-suites, offering comfort and flexibility for growing families or guests.

Step outside to a beautifully landscaped rear garden offering a tranquil space for outdoor dining, play, or quiet reflection, a private haven that complements the home's interior elegance.

Every detail has been thoughtfully considered, from premium kitchen appliances and underfloor heating to bespoke fitted wardrobes and herringbone tiled bathrooms. With a private garage, driveway, and access to the exclusive Lawn Club facilities, including tennis courts, a gym in the historic orangery, and an outdoor heated pool, this home delivers a lifestyle of distinction.

Elegance across *every* level



WISTERIA

Four Bedroom Home

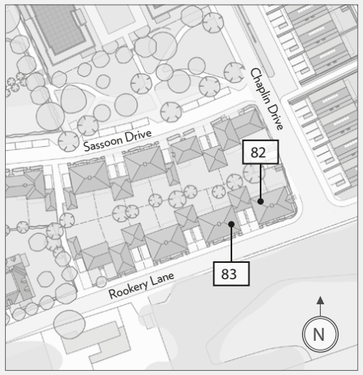
The Chaplin Collection Plots
82& 83*

Total Area: 164 m² 1,765 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size	
82	North West	64 m²	688 ft²
83	North West	63 m²	678 ft²
84	North West	70 m²	753 ft²

Garage Size	3.59m x 7.64m	11'9" x 25'0"





Photography depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.



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"

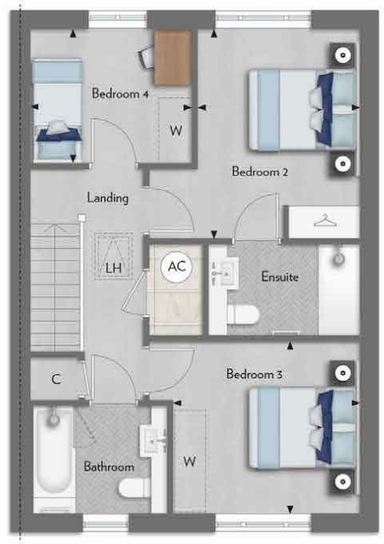
*Plot is handed

◄► Measurement Points C Cupboard B Boiler Fitted Wardrobe E Electric Box
W Wardrobe space only AC Airing Cupboard LH Loft Hatch



FIRST FLOOR

Living Room	6.11m x 3.49m	20' 0" x 11' 5"
Main Bedroom/ Dressing Area	6.11m x 3.20m	20' 0" x 10' 6"



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' 6"
Bedroom 4	2.99m x 2.49m	9' 10" x 8' 2"

Floorplans shown for The Chaplin Collection at Trent Park 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.

Specification

Stunningly crafted homes with remarkable style,
Trent Park is where exceptional living begins.

KITCHEN

- Matte finish profile edge detail cabinets
- Stone worktops and upstand
- Bowl-and-a-half undermounted sink
- Brushed nickel mixer tap
- Integrated single oven, combination microwave oven and induction hob with integrated extractor
- Full height integrated fridge/freezer
- Integrated dishwasher
- Wine cooler
- Compartmentalised recycle storage

HEATING

- Gas fired central heating
- Underfloor heating to the ground floor and all bathrooms with individual thermostatically controlled radiators to all other areas
- Fitted gas coal-effect fireplace with limestone flat Victorian mantel and black granite hearth (where applicable)

MAIN ENSUITE

- Vanity unit with under-counter washbasins and storage with deck mounted chrome taps
- Stone vanity top
- Wall mirror with feature wall lights
- Floor mounted WC
- Shower with low profile shower tray and glass screen/door
- Chrome overhead shower and hand-set
- Chrome heated towel rail

FAMILY BATHROOM

- Built-in vanity unit
- Under-counter washbasin and storage with chrome deck mounted tap
- Stone vanity top
- Wall mirror (where applicable)
- Floor mounted WC
- Built-in bath with glass screen
- Chrome overhead shower and hand-set
- Chrome heated towel rail

ENSUITE SHOWER ROOMS

- Built-in vanity unit
- Under-counter washbasin and storage with chrome deck mounted tap
- Stone vanity top
- Wall mirror
- Floor mounted WC
- Shower with low profile shower tray and glass screen/door
- Chrome overhead shower and hand-set
- Chrome heated towel rail

FINISHES

- Fully fitted wardrobes to main bedroom and bedroom 2 with drawer pack to main bedroom
- Engineered flooring to kitchen, living room, dining room, hall and utility
- Fitted carpets to first floor living rooms, stairs, landings and all bedrooms
- Herringbone floor tiles to WC, main ensuite, family bathroom and ensuite showers
- Full height tiling throughout main ensuite, family bathroom and shower room with feature tiling
- White internal doors, with glazing between hallway and kitchen, with raised mouldings
- Decorative cornice to hallway, family room, living room and main bedroom
- Satin nickel ironmongery throughout

CLOAKROOM

- Built-in vanity unit
- Under-counter washbasin and storage with chrome deck-mounted tap
- Stone vanity top
- Wall mirror with feature wall lights (where applicable)
- Floor mounted WC
- Chrome towel bar

UTILITY ROOM

- Freestanding washer/dryer
- Single bowl sink
- Stone worktops and upstand

EXTERNAL FEATURES

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

SECURITY AND PEACE OF MIND

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

ELECTRICAL FITTINGS

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

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

The
LAWN CLUB
TRENT PARK

Your *Exclusive* Retreat

The superb range of facilities within the residents-only Lawn Club includes four outdoor tennis courts with a fully equipped gym located in the restored orangery building overlooking the outdoor heated swimming pool.

Gymnasium

Set in the **historic orangery,** The Lawn Club gymnasium is well equipped and has the advantage of views over the swimming pool.



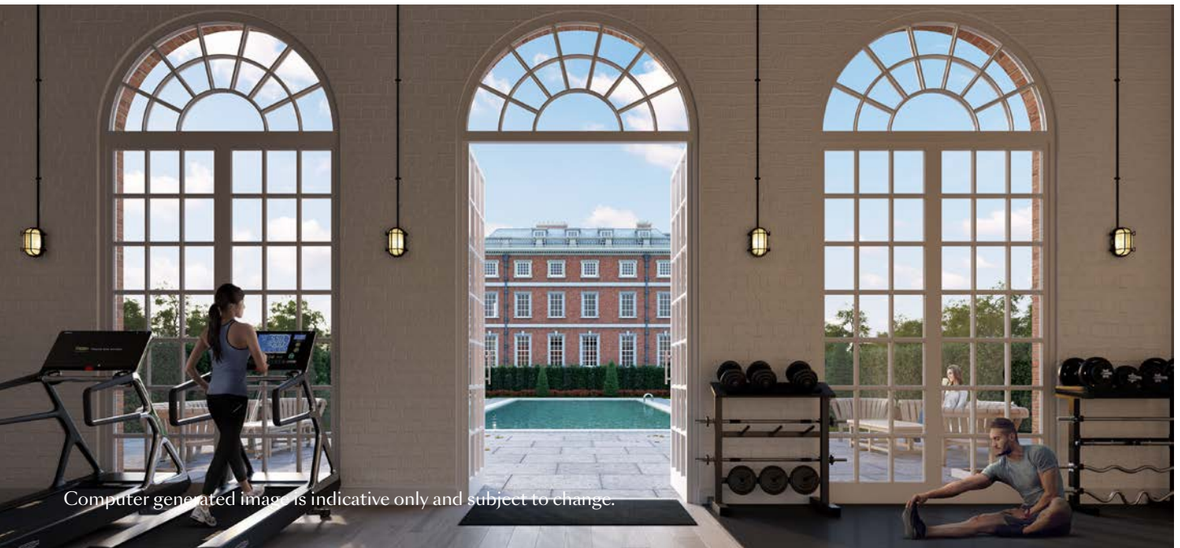
Tennis *Courts*

Life in Trent Park is about a naturally healthy way of life, with activities that you can enjoy at your own pace. Discover the **tennis courts** located in a peaceful woodland setting.



Shuttle *Bus*

The shuttle bus is complimentary for residents, providing convenient and easy transportation to and from Oakwood Station.



Computer generated image is indicative only and subject to change.

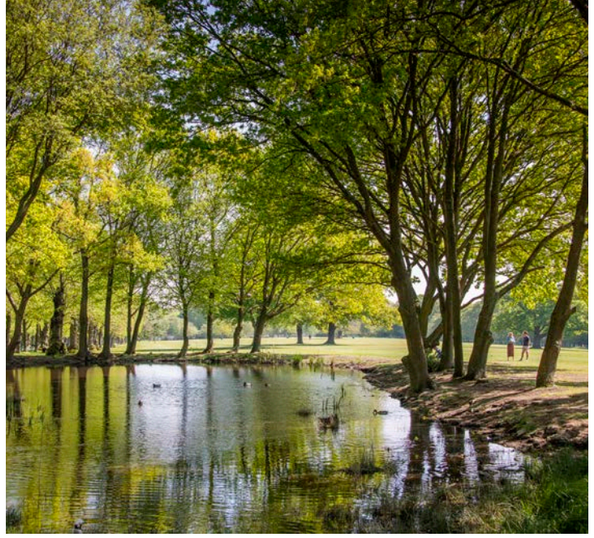


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Reading *Room*

The reading room is located in Trent Park House and is exclusive to Trent Park House Residents only.

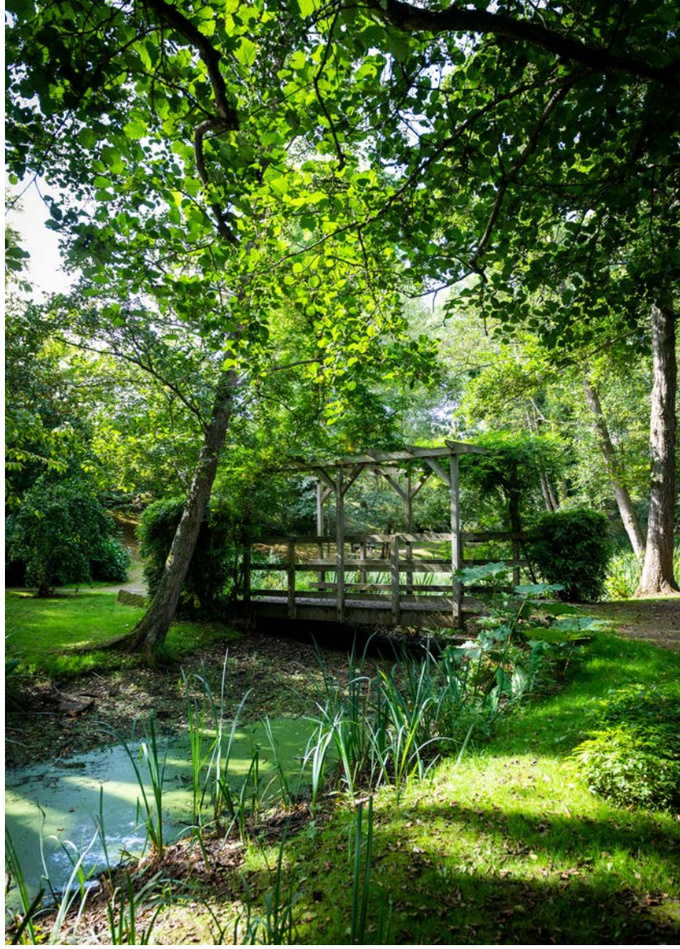
Beautiful Surrounds



JAPANESE GARDEN & COUNTRY PARK

The Japanese Garden has ***streams***, ***bridges*** and **ornamental planting**, and comes into its own every Spring. In contrast, the Country Park provides ***over 400 acres of wild woodland*** to explore.





DAFFODIL LAWN

The renowned socialite ***Sir Philip Sassoon*** transformed Trent Park Mansion House and gardens in the early 20th century, planting ***a million daffodil bulbs*** and creating The Daffodil Lawn, a now protected area and one of the largest displays of daffodils in London.

LONG GARDEN & WISTERIA WALK

The reinstatement of Sassoon's Long Garden provides the perfect place for ***a relaxing stroll.*** In the Wisteria Walk, early summer brings cascades of blue-purple flowers. **Winston Churchil**l was photographed there, and painted it too.





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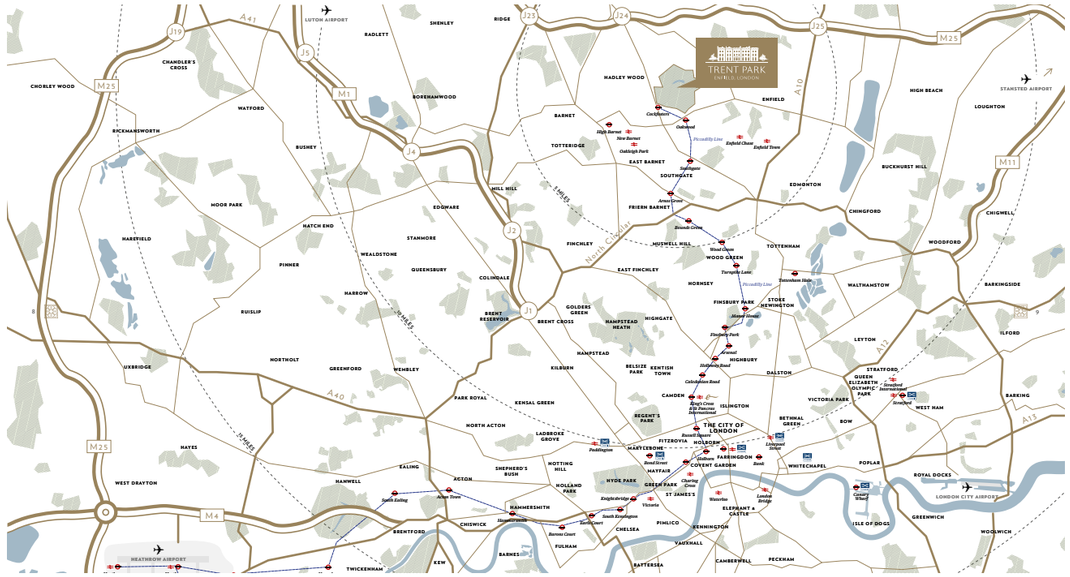
THE LAKE

The ***Trent Park Lake*** is one of the most delightful features of the historic parkland. Its mirror-like waters are just a short stroll away from **The Royal Mews.**



83 WISTERIA





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 for 1-2 minutes. Cross Bramley Road towards the entrance of Snakes Lane. Turn left onto Snakes Lane for 15-16 minutes and follow our directional signage into Trent Park.

Driving from M25

If travelling clockwise exit the M25 from Junction 24 and at the roundabout take the 4th exit onto Stagg Hill/A111 and, if travelling anti-clockwise, exit the M25 from Junction 24 and at the roundabout take the 2nd exit onto Stagg 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.

Trent Park Sales & Marketing Suite
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