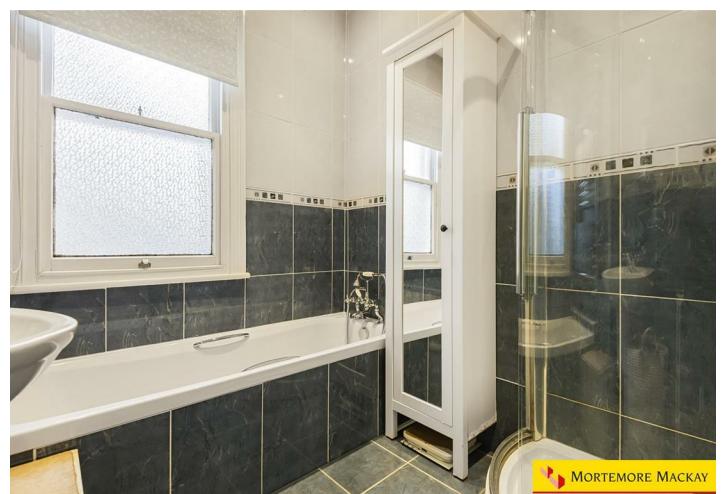


## GREEN DRAGON LANE, N21 1ET



**£1,060,000 Freehold**

- PERIOD SEMI DETACHED HOUSE
- TWO LARGE RECEPTION ROOMS
- KITCHEN
- 4 BEDROOMS
- GARAGE TO SIDE AND OFF STREET PARKING
- PERIOD FEATURES
- BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- GARDEN

## Property Details

Set on the sought-after Green Dragon Lane in N21, this rarely available period semi-detached home exudes a timeless elegance and offers a wealth of character features alongside generous family accommodation. Stepping into the welcoming hallway, you are greeted by high ceilings, ornate coving, and abundant natural light. A useful downstairs cloakroom is conveniently tucked away.

To the front, a gracious reception room benefits from a beautiful feature gas fireplace, retaining a sense of the home's original charm, while the extended rear lounge invites relaxed living, with double doors seamlessly connecting indoors to the mature garden beyond. A bright morning room leads through to the fitted kitchen, which is well-appointed with an extensive range of wall and base units, perfect for both everyday cooking and entertaining.

Upstairs, the first floor provides four well-proportioned bedrooms, three of which are generous doubles, and a thoughtfully arranged family bathroom plus separate WC. Outside, a substantial rear garden enjoys a large paved patio area, ideal for al fresco dining, and includes a garden shed and workshop. To the front, paved off-street parking accommodates multiple vehicles, and there is direct access to the garage situated at the side of the property.

Conveniently located just a short distance from Grange Park Station and within easy reach of sought-after local schools—Eversley, Grange Park, Highlands, and Merryhills, this superb home combines commuter ease with a family-friendly setting. Properties of this style and in this prime position seldom come to the market, and there remains tremendous scope for further enlargement, subject to obtaining the necessary consents. This is a rare opportunity to secure a truly special home in a highly regarded location.



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## Approximate Gross Internal Area 2182 sq ft - 202 sq m

Ground Floor Area 1101 sq ft - 102 sq m

First Floor Area 791 sq ft - 73 sq m

Outbuilding Area 290 sq ft - 27 sq m



Outbuilding

Ground Floor

First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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		

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