



# Green Dragon Lane, Winchmore Hill

£4,750 Per Calendar Month

**Havilands**

the advantage of experience



- Total Household Income: £142,500/year
- Beautifully refurbished family home offering approximately 2,463 sq ft of high-quality accommodation
- Stunning open-plan kitchen / dining / living space with sliding doors opening onto a landscaped rear garden
- High-specification kitchen with island, induction hob and premium integrated appliances
- Three well-proportioned bedrooms including an impressive master suite with en-suite shower room and dressing room
- Additional front reception room featuring a remote-controlled gas log burner
- Landscaped garden with lawn, decking and patio, plus a detached brick-built home office / studio with power and lighting
- Gated driveway providing parking for two vehicles, plus additional parking to the rear



Havilands are delighted to offer To Let this beautifully refurbished and impeccably presented family home, finished to an exceptional standard throughout and offering approximately 2,463 sq ft of contemporary living space.

The property opens into a spacious entrance hallway with excellent storage and a guest cloakroom, leading through to a stunning open-plan kitchen, dining and living area. Flooded with natural light, this impressive space features full-width sliding doors opening directly onto a landscaped rear garden, ideal for both everyday living and entertaining.

The high-specification kitchen is centred around a large island with induction hob and is fully equipped with premium integrated appliances including a Siemens double oven with microwave and steam functions, Fisher & Paykel drawer dishwasher and integrated fridge/freezer. A separate utility area and additional storage room provide further practicality, with side access to the garden. To the front of the property is a stylish reception room featuring a remote-controlled gas log burner, while triple-glazed windows enhance both energy efficiency and noise reduction.



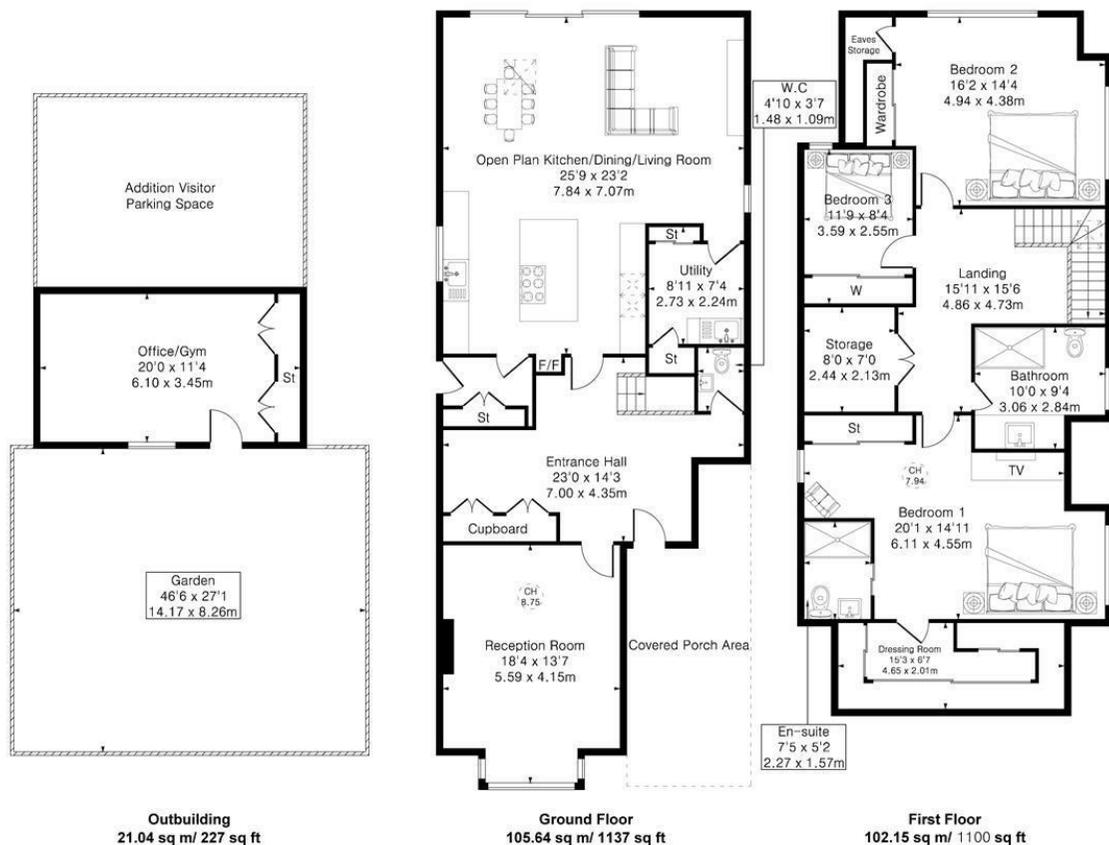
Upstairs, the accommodation comprises three bedrooms. The impressive master suite benefits from a sleek en-suite shower room and dedicated dressing room. The second bedroom is a generous double with dual aspect and fitted wardrobe, while the third is a further well-proportioned double. A contemporary family bathroom completes the first floor.

Externally, the property offers an electrically gated driveway providing parking for two vehicles, with additional parking to the rear. The landscaped garden incorporates lawn, decking and patio areas, alongside external lighting and power points. A standout feature is the detached brick-built home office / studio with cedar-clad finish, full lighting and power.

Further benefits include underfloor heating throughout, electric gates, entry phone system, CCTV and a comprehensive lighting system.

For more images of this property please visit [havilands.co.uk](https://www.havilands.co.uk)

**Approximate gross Internal Area  
228.84 sq m / 2463 sq ft**



This floor plan is for illustrative purposes only and must not be relied upon as a statement of fact.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>85</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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come by and meet the team  
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