



Green Dragon Lane,

£1,350,000

Havilands

the advantage of experience



- Five Bedroom Edwardian Semi-Detached House
- Off-Street Parking
- Mature 100ft Rear Garden
- Potential to Extend (STPP).
- Basement/Cellar and Loft Room
- Walking Distance of Grange Park Mainline Station (Moorgate approx 30 mins)
- Within Catchment of St. Paul's CofE & Highfield Primary Schools
- Within Catchment of Winchmore School
- Period Features Throughout inc. Fireplaces, High Ceilings & Lots of Natural Light
- Local Shops & Amenities inc. Waitrose within Walking Distance



For more images of this property please visit havilands.co.uk



Havilands are proud to offer For Sale, this charming Five Bedroom Semi-Detached Edwardian House located on Green Dragon Lane, N21. Boasting an array of period features throughout including feature fireplaces, traditional high ceilings and spacious rooms, this ideal family home offers over 2900sqft of living space with further potential to increase the footprint (STPP). The property is currently arranged over four floors and is comprised of: Basement, Two Reception Rooms, Kitchen/Dining Room, Downstairs WC, Five Bedrooms and Two Bathrooms in addition to a Loft Room. The house also benefits from an approx 100ft rear garden with mature borders as well as off-street parking by means of private driveway.

For those considering schooling options, the property sits within the catchment area of some of Winchmore Hill's most sought after schools including St. Paul's CofE Primary, Highfield Primary and Winchmore School. Additionally, independent schools including Keble, Grange Park Prep and Palmers Green High School are also all within easy reach of the property.

The property is also well placed for commuters with the property affording ease of access to both the A10 & A406 offering road links into London and across the wider Borough. Within walking distance of the house is Grange Park Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground & Thameslink services en-route.

Available for the first time in almost quarter of a century, this property is a must see. Offering the perfect mix of modern living amalgamated with period features and bundles of natural light - a cornerstone of Edwardian built property - this house should not be missed. To arrange a viewing, please get in touch with one of the team.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band (£3606.70 25/26)

EPC Rating: Current 41(E); Potential 79(C)

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Green Dragon Lane, N21

Approximate Gross Internal Area = 2926 sq ft / 271.8 sq m

Restricted Height = 161 sq ft / 15.0 sq m

Basement = 98 sq ft / 9.1 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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 come by and meet the team
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