



# Green Dragon Lane, London

£975,000

**Havilands**

the advantage of experience





- Unique Home
- Extended Period Semi Detached
- Three Reception Rooms
- Four Bedrooms
- Kitchen/Diner
- South-facing Rear Garden
- Master suite with dressing room and en-suite bathroom
- Garage and off-street parking
- 0.4 miles to Winchmore Hill Green
- 0.3 miles to Grange Park BR Station

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



Havilands are pleased to present this unique period semi detached home in Winchmore Hill. Boasting a large downstairs footprint, four bedrooms and fantastic location within walking distance of Winchmore Hill Green. The property offers three reception rooms, kitchen/diner, conservatory, four bedrooms, shower room, en suite bathroom, large south facing rear garden with garage to rear accessed via service road, front garden and off street parking. The house is located approximately 0.4 miles to Winchmore Hill Mainline Station and The Green, 0.3 miles to Grange Park BR Station, close proximity to local bus routes and a short walk to Green Lanes providing a range of shops, restaurants and supermarkets.

Enfield Council Tax Band F

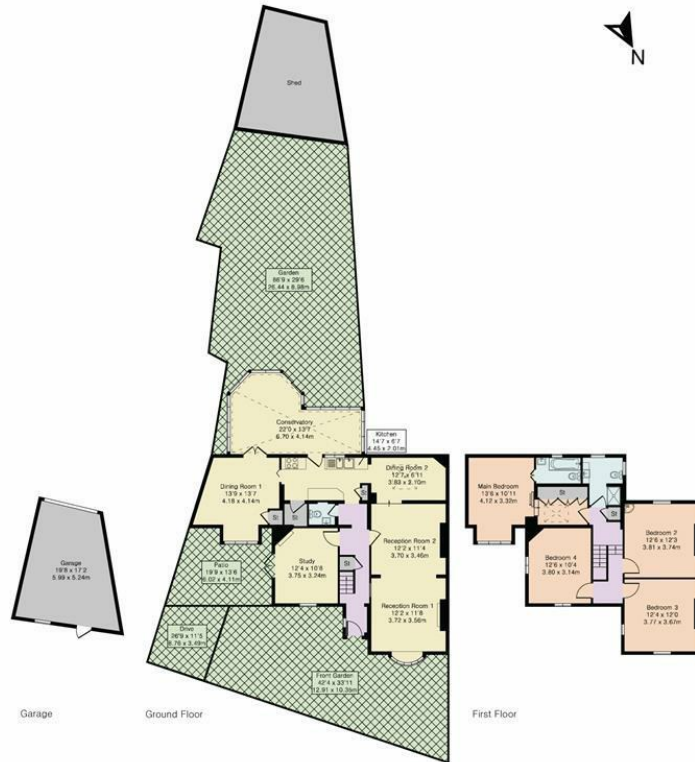
Tenure: Freehold

Energy Efficiency Rating: 60/D; potential 81/B

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Approximate Gross Internal Area 2292 sq ft – 213 sq m  
 Ground Floor Area 1207 sq ft – 112 sq m  
 First Floor Area 821 sq ft – 76 sq m  
 Garage Area 264 sq ft – 25 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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 practise. 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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 come by and meet the team  
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