



## Green Dragon Lane, N21

Offers In Excess Of £850,000

**Havilands**

the advantage of experience



- Four Bedroom Semi-Detached House
- Freehold
- En-Suite to Master Bedroom
- Downstairs WC
- Walking Distance to Grange Park Mainline Station
- Within Catchment of Highlands School
- Walking Distance to Local Shops & Amenities
- Ease of Access to A10 & A406
- Garage

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



Havilands are delighted to offer For Sale, this FOUR BEDROOM SEMI-DETACHED HOUSE on Green Dragon Lane, N21. Located in the heart of Winchmore Hill, this ideal family home offers over 1600sqft of living space set across three floors and is comprised of four bedrooms with en-suite to the master bedroom, family bathroom, lounge and kitchen/diner. The property also benefits from a downstairs WC, detached garage and rear garden in excess of 100ft. The house falls within the catchment area of sought after schools including Highlands school and St. Paul's CofE Primary School. Within walking distance of the property is Grange Park Mainline station offering direct rail links to central London (Moorgate approx 30 mins). Additionally the property is within easy reach of both the A10 & A406 providing excellent road links across the Borough and Greater London. The property also has potential to extend to the rear (STPP). To arrange a viewing, please do not hesitate to get in touch.

**Property Information:**

Tenure: Freehold

Local Authority: Enfield Borough

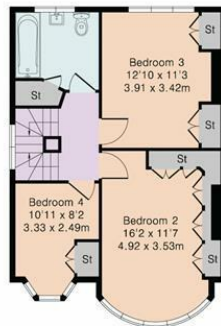
Council Tax: Band F (£2820.19 23/24)

EPC Rating: Current 66(D); Potential 82(B)

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Approximate Gross Internal Area 1611 sq ft – 150 sq m  
 Ground Floor Area 690 sq ft – 64 sq m  
 First Floor Area 526 sq ft – 49 sq m  
 Second Floor Area 395 sq ft – 37 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>82</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</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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