



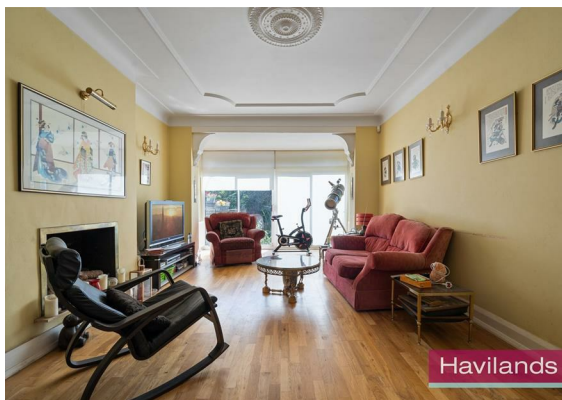
# Green Dragon Lane, Winchmore Hill

Offers Over £1,050,000

**Havilands**

the advantage of experience





- Substantial 5 Bedroom, 2 Bathroom Semi Detached Property
- In Catchment for Several OUTSTANDING Schools Including Eversley Primary, One Degree Academy and Highlands Secondary
- Grange Park National Rail Station (Moorgate approx. 30 mins) 0.3 Miles Away, Oakwood Station (Piccadilly Line) 1.5 Miles Away
- 2546 sq. ft of Living Space and 114 ft Garden
- In Need of Some Modernisation with Huge Potential and Scope to Extend (STPP)
- Utility Room and Downstairs w/c
- En-Suite to Master Bedroom
- Off Street Parking



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Havilands are pleased to present to market this 5 BEDROOM, 2 BATHROOM, SEMI DETACHED PROPERTY located on sought after Green Dragon Lane, N21.

In need of some modernisation, this substantial property has huge potential and boasts a massive 2546 sq. ft of living space, off street parking plus a garden that extends to 114 ft!

Ground floor is comprised of porch entrance, reception room and through dining room, integrated garage, kitchen, utility room, downstairs w/c and ample storage. Up on the first floor there are 5 bedrooms, all with built in wardrobes/storage, en-suite to master bedroom plus family bathroom.

Excellent transport links include Grange Park National Rail Station (Moorgate approx. 30 mins) 0.3 miles away, Oakwood Station (Piccadilly Line) 1.5 miles away plus several bus routes close by.

Located in catchment for several OUTSTANDING schools including Eversley Primary, One Degree Academy and Highlands Secondary. With period features throughout including high ceilings and bay windows plus plenty scope to extend (STPP) this property would make a fantastic family home. Viewing highly recommended.

Off street parking

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: TBC

EPC Rating: Currently 49(E) Potentially 65(D)

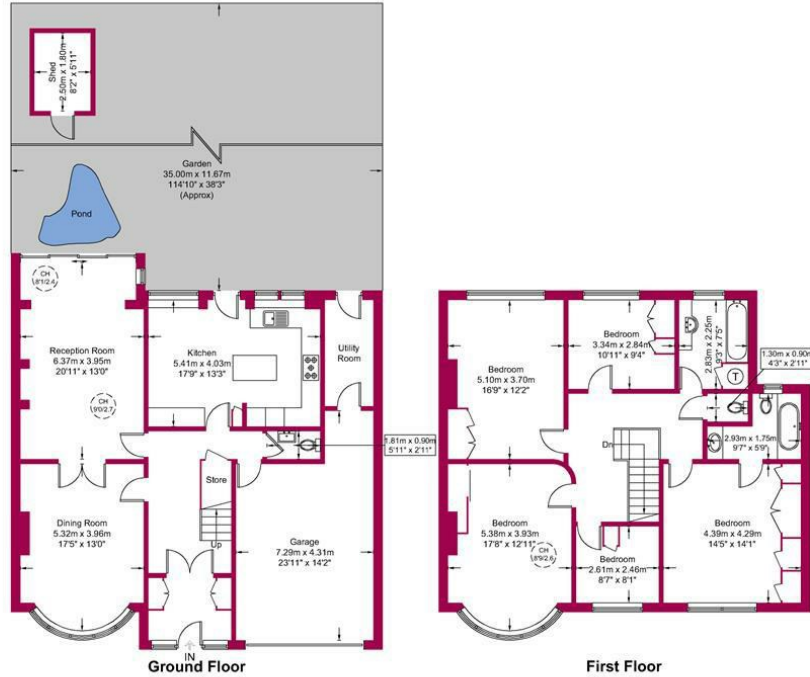
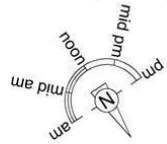
For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



# Green Dragon Lane, N21

Approximate Gross Internal Area = 2546 sq ft / 236.5 sq m

Shed = 48 sq ft / 4.5 sq m



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>			
(55-68) <b>D</b>			<b>65</b>
(39-54) <b>E</b>		<b>49</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	



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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