



# Green Dragon Lane, Winchmore Hill

Offers In Excess Of £1,200,000

**Havilands**

the advantage of experience





- Chain Free, Substantial, SIX Bedroom, Detached Property
- Off Street Parking and Integrated Garage
- En-Suite to Master Bedroom
- Three Reception Rooms and Conservatory
- Within Easy Reach of Grange Park National Rail Station (Moorgate Approx. 30 Mins) and Southgate and Oakwood Stations (Piccadilly Line)
- In Catchment for Several Outstanding Schools including Eversley Primary and Highlands Secondary





Havilands are pleased to offer For Sale on a CHAIN FREE basis, this SUBSTANTIAL, Six BEDROOM DETACHED HOUSE on Green Dragon Lane, N21. Offering over 2600sqft of living space across two floors, the property is in need of refurbishment through but offers significant potential to become a truly stunning family home. The property is comprised of: Three reception rooms, kitchen, downstairs bathroom and conservatory, five bedrooms with en-suite to the master bedroom and family bathroom. The property also benefits from an integral garage and off-street parking.

The property is conveniently located within the catchment area of a number of sought after local schools including Eversley (OUTSTANDING), Merryhills and Grange Park Primary Schools as well as Highlands School (OUTSTANDING). Also within easy reach are both Southgate & Oakwood Underground Stations (Piccadilly) both offering rail links into central London. Grange Park Mainline Station is also within walking distance of the house, also offering direct rail links into central London (Moorgate approx 30 mins) with connections to the Northern Line, Overground & Thameslink services.

In close proximity to the house are a number of local shops and amenities within Highlands Village including Sainsburys supermarket. In addition to this, Grovelands Park is also nearby offering plenty of green space as well as a number of regular social and leisure activities taking place throughout the year. Viewing is highly advised to realise the potential this property has to offer - to arrange a viewing, please do not hesitate to get in touch.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

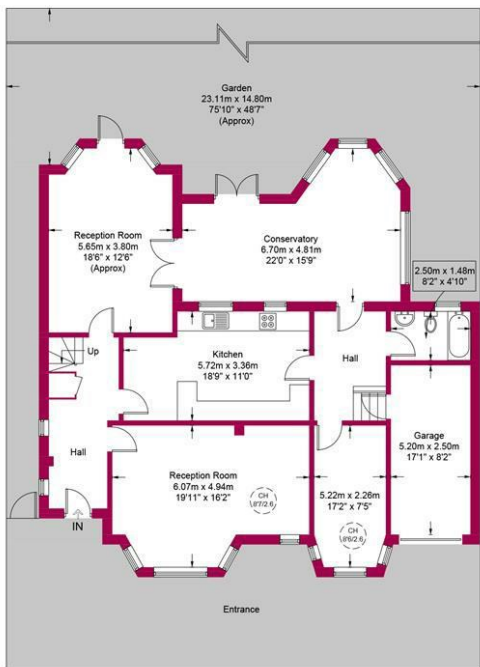
Council Tax: Band G (£3442.47 24/25)

EPC Rating: Current 42(E); Potential 78(C)

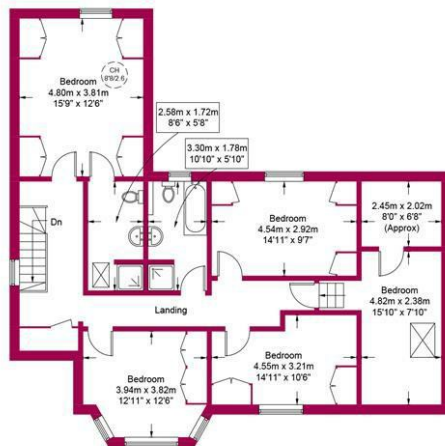
For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

# Green Dragon Lane, N21

Approximate Gross Internal Area = 2630 sq ft / 244.3 sq m



Ground Floor



First Floor

## 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>		
(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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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.



Certified Property Measurer

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come by and meet the team

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