



# Green Dragon Lane, Winchmore Hill

£1,075,000

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- 5 Bedroom Semi Detached Property with Off Street Parking
- CHAIN FREE
- St Paul's CofE Primary School 0.4 Miles Away and Keble Primary is 0.6 Miles Away
- Winchmore and Highlands Secondary School (Outstanding) are Both 1 mile Away
- Grange Park Station (Moorgate approx 30 mins) Is 0.3 miles Away
- Kitchen and Utility
- Downstairs W/C
- Family Bathroom and Shower Room
- Period Features Throughout
- Reception Room and Dining Room



Havilands are delighted to present on a CHAIN FREE basis this 5 BEDROOM SEMI DETACHED PROPERTY with off street parking on the sought after Green Dragon Lane, N21. This property is comprised of reception room, dining room, kitchen, utility and downstairs w/c on the ground floor. Up on the first floor there are 5 bedrooms, family bathroom and second shower room. Beautifully presented and brimming with period features including feature fireplaces, bay windows and original stained glass front door. Outside there is a flagstone patio, mature garden extending to 49ft and shed.

Located a convenient 0.3 miles to GRANGE PARK STATION (Moorgate approx 30 mins).

ST PAUL'S CofE PRIMARY is 0.4 miles away, KEBLE PRIMARY is 0.6 miles away and WINCHMORE and HIGHLANDS SECONDARY SCHOOL (Outstanding) are both 1 mile away.

Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: F £2,983.47 2024-25

EPC Rating: Currently 62D Potentially 79C

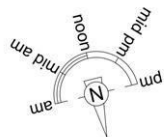
For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)



## Green Dragon Lane, N21

Approximate Gross Internal Area = 2034 sq ft / 189.0 sq m

Summer House = 104 sq ft / 9.7 sq m



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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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