



# Green Dragon Lane, Winchmore Hill

Guide Price £1,500,000

**Havilands**

the advantage of experience





- Luxurious detached home
- Fantastic location in N21
- Fully refurbished to a very high specification
- Spacious master suite with dressing room & en-suite
- Home office
- Air Conditioning Throughout
- Gated driveway
- Lighting system
- Underfloor heating
- Early viewing advised



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



**\*\*Guide Price - £1,500,000 - £1,600,000\*\***

Offering a large entrance hallway with ample storage and guest cloakroom, leading into an open plan kitchen/diner & lounge area which is flooded with natural light, the sliding doors open out onto the decking area and beautiful landscaped garden. The top of the range kitchen has been well designed featuring an induction hob set into the kitchen island, a Siemens double oven with microwave and steam option, Ficher & Paykel large drawer dishwasher and integrated fridge freezer.

Off the lounge is a utility area, and from the kitchen there is another storage room which is also side access to the garden. To the front of the property is a bright front living room with remote controlled gas log burner. The vendor has fitted triple glazed windows along the front and side of the property, great for energy efficiency and noise cancellation. Overall the downstairs accommodation provides a contemporary and comfortable living space.

The property has been renovated to a very high standard with a high spec kitchen, bathrooms, flooring & underfloor heating throughout.

Upstairs there are 3 bedrooms - The master suite has an en-suite shower room & fabulous dressing room; a family bathroom; second bedroom with dual aspect and large wardrobe and a slightly smaller double bedroom.

At the front of the property there is a electric gated driveway for 2 cars plus additional parking at the rear of the plot. The garden is well thought through with lawn, decking, patio, as well as lighting & electrical points. The spectacular home office/studio has full lighting and power, it is brick-built with cedar clad finish.

Other property features include: Electric gate, entry phone system, CCTV, and lighting system throughout.

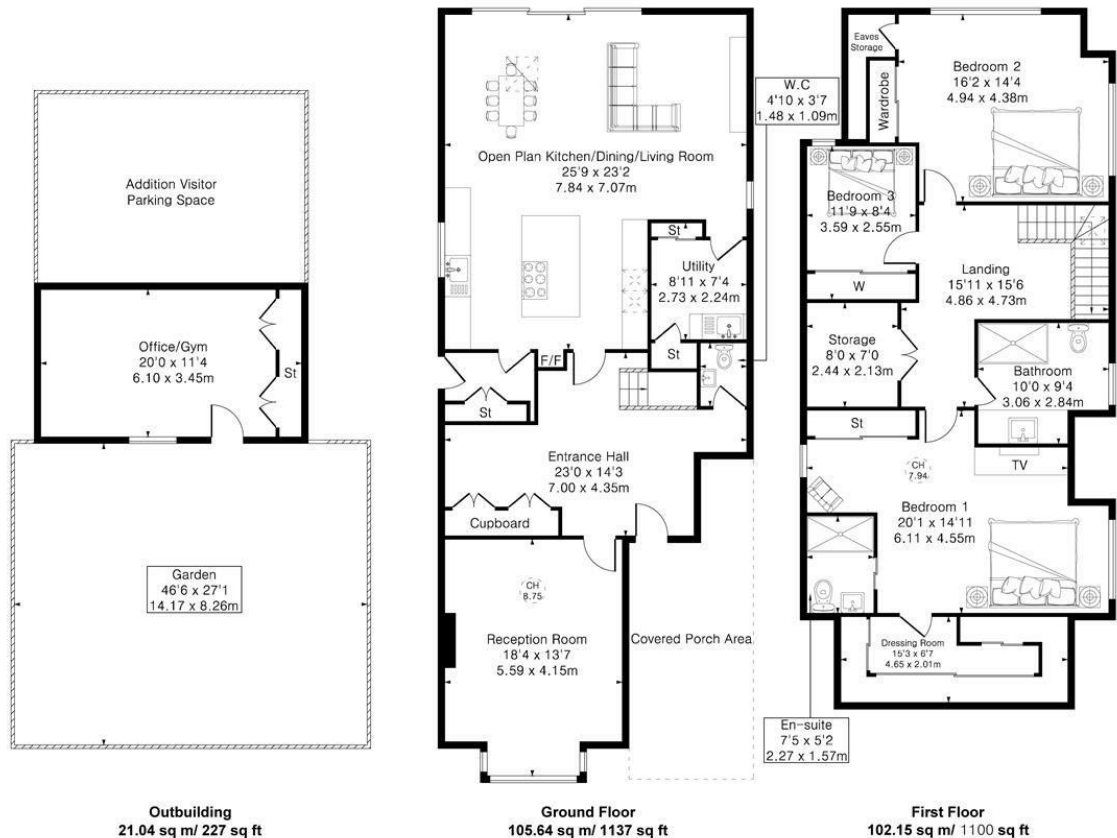
This beautiful property has been well maintained and offers 2463 sqft of living space.

Tenure: Freehold

Council Tax Band: G

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

**Approximate gross Internal Area**  
**228.84 sq m / 2463 sq ft**



This floor plan is for illustrative purposes only  
 and must not be relied upon as a statement of fact.

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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 come by and meet the team  
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