



# Green Dragon Lane, N21

Offers In Excess Of £1,750,000

Havilands

the advantage of experience



- Exquisitely presented six bedroom semi-detached gated family home
- Offering an impressive 4,175 sq ft of immaculately finished accommodation arranged across three floors
- Gated carriage driveway providing off-street parking for multiple vehicles
- Four en-suite bedrooms, plus a Jack & Jill bathroom and additional family bathroom
- Primary bedroom with private balcony overlooking the rear garden
- Excellent ground floor layout including two reception rooms, one of which is a dedicated home cinema room
- Further benefits include spacious kitchen, utility room, laundry room, home office, study, boiler room & downstairs WC
- Control4 smart home system with integrated home automation
- Rear garden extending to approximately 70ft, ideal for family use and entertaining
- Walking distance to Grange Park Mainline Station (Moorgate approx. 30 mins) and within catchment of Eversley Primary School, Grange Park Primary School and Highlands School



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



Havilands are delighted to offer For Sale this exquisitely presented SIX BEDROOM SEMI-DETACHED HOUSE located on Green Dragon Lane, N21.

Offering an impressive 4,175 sq ft of immaculately finished accommodation arranged across three floors, the property provides exceptionally well-planned and versatile living space. The accommodation comprises six bedrooms, four of which benefit from en-suite bathrooms, with the remaining bedrooms served by a Jack & Jill bathroom, in addition to a family bathroom. The ground floor offers excellent flexibility for modern family living, with two reception rooms alongside a spacious kitchen, complemented by a utility room, laundry room, home office, study, boiler room and downstairs WC. The Primary bedroom further benefits from access to a balcony overlooking the rear garden, providing an elevated and pleasant outlook. Externally, the property offers off-street parking for multiple vehicles, while the rear garden extends to approximately 70ft, ideal for both family use and entertaining.

The property is ideally positioned within walking distance of Grange Park Mainline Station (Moorgate approx. 30 minutes), offering connections to Overground, Underground and Thameslink services. The location is also well placed for public transport more generally, while providing excellent road links across the Borough. The house falls within catchment of Eversley and Grange Park Primary Schools, and is also within catchment of Highlands School. Independent schooling options include Keble School and Palmers Green High School, both nearby. Local shops and amenities are close at hand, including Sainsbury's at Highlands Village and Waitrose, with Grovelands Park and Oakwood Park both within easy reach.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3606.70 25/26)

EPC Rating: Current 85(B); Potential 86(B)

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# Green Dragon Lane, N21

Approximate Gross Internal Area = 4175 sq ft / 387.9 sq m

Restricted Height = 151 sq ft / 14.0 sq m

Storage = 157 sq ft / 14.6 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>86</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	



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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