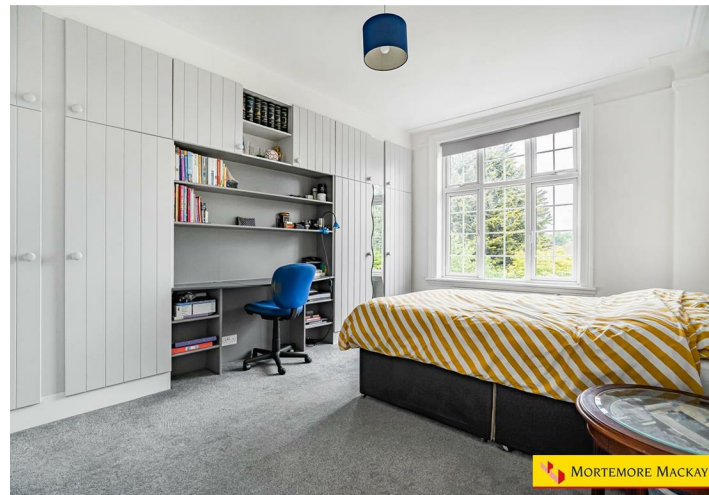




## GREEN DRAGON LANE, N21 2LD



**£965,000 Freehold**

- SEMI DETACHED PERIOD FAMILY HOUSE
- TWO BATHROOMS
- CELLAR
- IMPRESSIVE 99' REAR GARDEN
- GATED SERVICE ROAD TO REAR
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- MODERN FITTED KITCHEN
- DRIVEWAY PROVIDING OFF STREET PARKING

## Property Details

Positioned on the charming Green Dragon Lane in London, N21, this exquisite semi-detached house beautifully marries modern living with period charm. Spanning an impressive 2,176 square feet, this property is arranged over three floors plus a cellar, offering ample space for families or those who enjoy entertaining.

Upon entering, you are greeted by a welcoming hallway that leads to two elegant reception rooms, perfect for hosting guests or enjoying quiet evenings. The dining room flows seamlessly into a modern fitted kitchen, creating an inviting atmosphere for family meals and gatherings. There is also a spacious storage cellar. The first floor boasts three well-proportioned bedrooms, including one with a stylish ensuite shower room, alongside a family bathroom that caters to the needs of the household.

The second floor features a unique split-level bedroom, providing additional privacy and access to the loft space, which can be utilised for storage or further development.

Outside, the property is equally impressive. The front has been thoughtfully paved to provide off-street parking, complemented by gated side access to the rear garden. This expansive garden extends to an impressive 99 feet, featuring a generous patio area that leads onto a lush lawn adorned with herbaceous borders. For those who enjoy outdoor leisure, a gazebo with a hot tub awaits, alongside two storage sheds and access to a gated service road.

Conveniently located within easy reach of Winchmore Hill's delightful restaurants, cafes, shops, and train station, this property offers a perfect blend of comfort, style, and accessibility. This is a rare opportunity to acquire a home that truly encapsulates the essence of modern living within a period setting.



Approximate Gross Internal Area 2176 sq ft - 202 sq m  
(Excluding Outbuilding)

Basement Area 325 sq ft - 30 sq m  
Ground Floor Area 905 sq ft - 84 sq m  
First Floor Area 698 sq ft - 65 sq m  
Second Floor Area 248 sq ft - 23 sq m  
Outbuilding Area 198 sq ft - 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

