



Green Dragon Lane
London, N21

STATONS
www.statons.com



Green Dragon Lane

An attractive gated four bedroom detached family home with a carriage driveway, ideally situated in a desirable location within Winchmore Hill.

The property offers spacious and versatile accommodation throughout. The ground floor features four bright and generously sized reception rooms, all benefiting from high ceilings, creating a wonderful sense of space and light. There is a separate kitchen and utility room with access to the rear garden, as well as direct access to the large garage from the utility room. Completing the ground floor is a convenient shower room.

On the first floor, the impressive principal bedroom suite benefits from fitted wardrobes and an en-suite bathroom. There are also three further well-proportioned bedrooms and a family bathroom.

To the rear, the property boasts a large patio area, ideal for outdoor entertaining, with the remainder of the garden mainly laid to lawn. Mature shrub and tree borders provide a high degree of privacy and seclusion, creating a peaceful outdoor retreat.

To the front, the property is set well back from the road and is accessed via secure gates. A large carriage driveway provides ample off-street parking for several vehicles, enhancing both convenience and kerb appeal.

The property is ideally located in the sought-after area of Winchmore Hill, within a short walk of Grange Park railway station and a range of local amenities. The area is also well served by an excellent selection of highly regarded schools, making it particularly appealing to families.



STATONS



STATONS



STATONS











STATONS



STATONS





STATONS



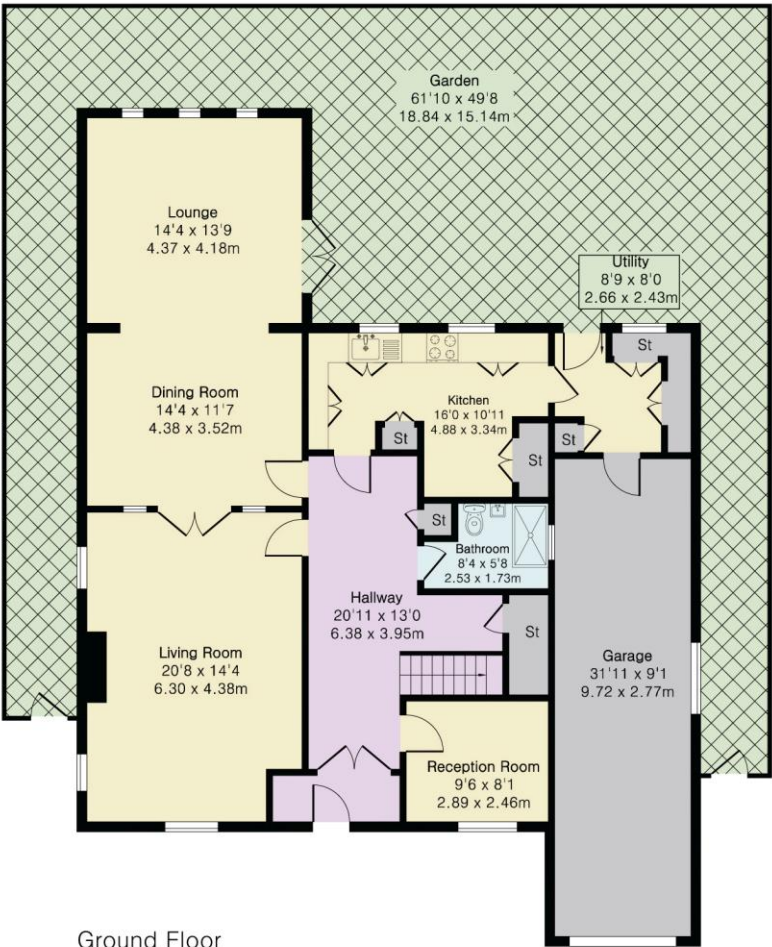
Council Tax: H
Local Authority: Enfield
Tenure: Freehold

Approximate Gross Internal Area 2598 sq ft - 241 sq m
(Including Garage)

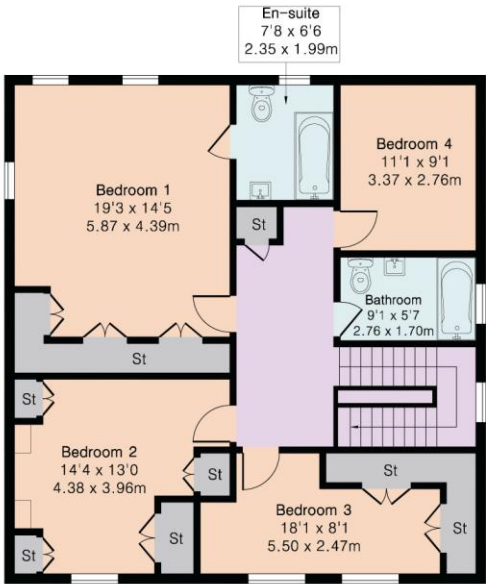
Ground Floor Area 1592 sq ft – 148 sq m
First Floor Area 1006 sq ft – 93 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	75 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



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.





STATONS

STATONS
HADLEY WOOD

10 Crescent West, Hadley Wood,
EN4 0EJ

Tel: 020 8440 9797

Email: hadley@statons.com

STATONS
www.statons.com