



For Sale

Kanaalweg 26
2584 CK Den Haag

Town house, Terraced house 217m²

Vraagprijs € 1.150.000 k.k.

Price	€ 1.150.000 k.k.
Decoration	Partly furnished
Status	Sold
Acceptance	Directly
House type	Town house, Terraced house
Build type	Existing
Build year	1899
Maintenance	Good
Maintenance outside	Good
Living surface	217m ²
Plot surface	167m ²
Other surface	54m ²
Volume	965m ³
Rooms	8
Bedrooms	6
Bathrooms	2
Floors	3
Facilities	Cable tv
Energy label	D
Isolation	Floor insulation, Partial insulated glazing
Hot water	Central heating
Heating	Central heating, Fireplace
Furnace	Nefit (2016, Combined furnace, Owned)
Location	In residential area
Balcony	Yes
Garden	Backyard, Frontyard

Backyard

52m², 670×770cm

Shed

Free standing, wood

This beautiful, authentic 8-room family home is located on the edge of the Van Stolkpark. The stylish entrance, the antique marble hall with beautiful stained-glass swing doors characterizes this classic house with its many style details. This spacious house offers additional possibilities due to the particularly large basement (52m²). The spacious, 12 meter long living room with (marble) fireplaces and stained glass windows on both sides, has French doors to both the sunny front garden and the intimate backyard. With the cozy kitchen and no less than 6 bedrooms, 2 bathrooms, 3 toilet rooms, the enormous cellar space, a unique, covered balcony and many authentic elements, this beautiful, stylish house exudes space, tranquility and beauty.

The mansion is located in a good neighborhood and in the immediate vicinity of the French, German school, the European Free School, the VCL, the beach, the harbor and boulevard of Scheveningen and the beautiful Westbroekpark, all within walking and cycling distance. The house is conveniently located in terms of roads and public transport (tram 1.9 and bus 21 and 22). You can also walk to various shopping streets such as Frederik Hendriklaan in the Statenkwartier with its many (speciality) shops, terraces, playground, nice coffee shops and restaurants.

Layout:

Spacious front garden with wooden shed

Stately beautiful entrance, hall with antique marble floor, beautiful swing doors with beautiful stained glass windows, spacious hallway with antique marble floor, large closed cupboard with storage space under the stairs, toilet with sink, wonderfully light kitchen with space for a large dining table. The kitchen is equipped with all kitchen appliances and plenty of cupboard and drawer space. Through the sliding door you enter the spacious backyard. There is a wooden open storage room for eg firewood and garden equipment. The wooden fence and the plants provide the necessary privacy. A nice garden where you can enjoy bird sounds and the afternoon and evening sun in peace. From the kitchen you also have access to the large basement room (headroom 2m20) which offers many possibilities, for example a play area for the children, a music studio, a film room, a wine cellar. Make it up and the space is there.

The living room has beautiful authentic parquet and 2 well-functioning fireplaces. Both the facade at the front of the living room and at the rear of the living room have beautiful stained glass windows, original motifs and matching the style of this house. At the front you can enjoy the morning sun in the front garden through the patio doors. The cozy garden at the back can also be reached through the patio doors.

1st floor:

Via the spacious staircase you reach the first floor. From the landing you can reach 2 spacious bedrooms, a study/children's room, the toilet with fountain and the bathroom. There is also an antique fountain in the hallway.

At the rear is a spacious bedroom with a large built-in wardrobe. The adjacent spacious bathroom in beautiful yellow colors (also accessible from the bedroom) is equipped with a large bath, free shower room, double sinks and built-in washer + dryer. At the front is a second spacious light (work) room. What immediately stands out is the beautiful, characteristic, covered large balcony that you reach through the patio doors. In addition to this room, there is a smaller (children's/study) room with a built-in wardrobe at the front.

2nd Floor:

Via the spacious staircase you reach the landing where 3 bedrooms, the toilet and the bathroom open. At the rear is a wonderful, spacious bedroom with a large dormer window, attractive ceiling beams and an open roof truss. Next to this room you will find the back side room that is large enough to use as a baby room, study or walk-in closet, for example. Next to this room is a separate toilet with fountain. At the front, over the full width

of the house, there is a light, large, attractive room with beautiful windows between the triangular open rafter. The atmospheric beams, the beautiful open roof trusses and the extra dormer window give this room a unique and warm appearance. In addition, the elegant fixed large cupboard wall offers plenty of storage space, which is well lit at night by the built-in lighting. You will also find a second closet in this room. Between the 2 large bedrooms is the 2nd bathroom with shower room. Beautiful marble has been used, with the Italian design washbasin beautifully placed between marble columns. The spacious skylight provides plenty of daylight, the various recessed spotlights do that in the evening. The rooms and landing on the first and second floor all have wooden floors.

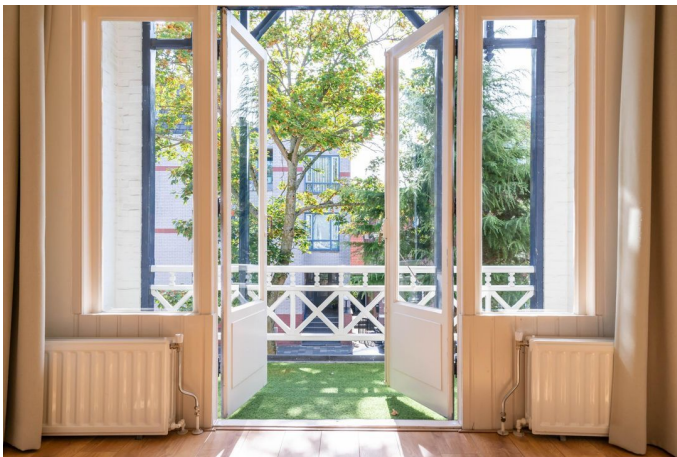
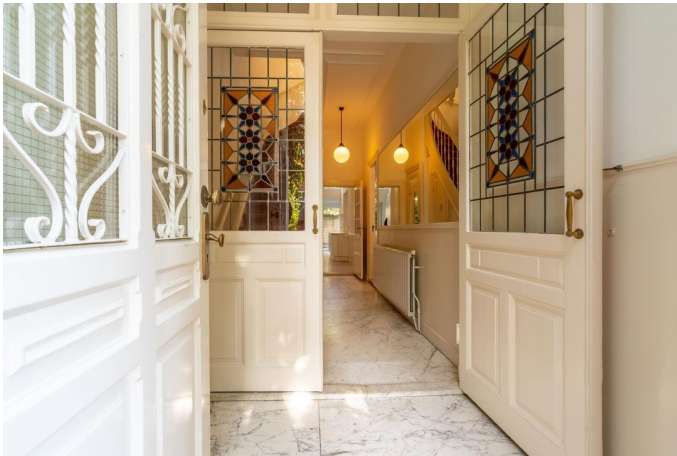
This well-maintained, beautiful family home from 1899 with its characteristic appearance and many possibilities is definitely worth a visit.

Facts, figures, and features:

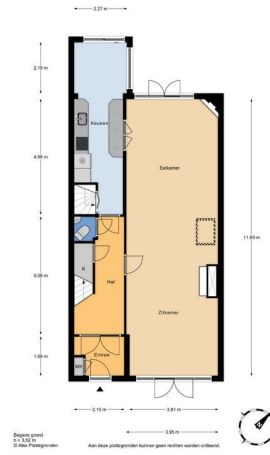
- Freehold;
- Originally built in 1899;
- Front windows fitted with 'Monument glass';
- There is a dry, standing height cellar with insulated flooring underneath the living/dining area, suitable as a playroom, lounge area, media/music room – or simply for storage ;
- National Protected Urban Area status;
- Central heating unit installed in 2016;
- Specified dimensions are indicative: see floor plans;
- Older construction and materials as well as non-occupancy disclaimers will be included in the NVM purchase agreement.

Intrigued? Contact an NVM estate agent, who will represent your interests and save you time, money and worries. Addresses of NVM agents in the area can be found on the Funda website.

The foregoing information has been carefully compiled by our office, among other things on the basis of the data made available to us by the seller. However, no liability can be accepted by Estata Makelaars o.g. for any incomplete or inaccurate information, nor for the consequences thereof.

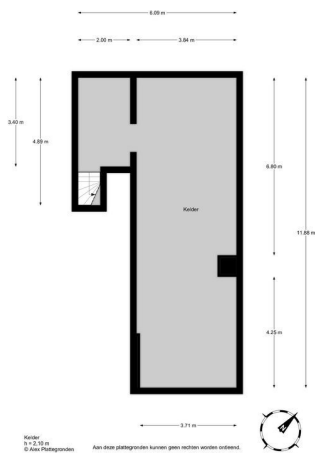












Hét antwoord op al je woonvragen!

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Vind een local hero op
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