



## For Rent

**Van Brienenlaan 20 .**  
2244 BP Wassenaar

Town house, Duplex 180m<sup>2</sup>

**Vraagprijs € 2.950 p.m. ex.**

<b>Price</b>	€ 2.950 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Rented
<b>Acceptance</b>	In consultation
<b>House type</b>	Town house, Duplex
<b>Build type</b>	Existing
<b>Build year</b>	1990
<b>Maintenance</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Living surface</b>	180m <sup>2</sup>
<b>Other surface</b>	10m <sup>2</sup>
<b>Volume</b>	550m <sup>3</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floors</b>	2
<b>Energy label</b>	C
<b>Isolation</b>	Insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating, Wood heater
<b>Furnace</b>	(Owned)
<b>Location</b>	Near quiet road, In residential area, Clear view, Sheltered location, In forest area
<b>Garden</b>	Backyard, Frontyard
<b>Backyard</b>	West, 325m <sup>2</sup> , 5×15cm
<b>Shed</b>	Free standing, wood

Van Brienenlaan 20, 2244 BP Wassenaar (Partly furnished)

**UNIQUE – CONTEMPORARY LIVING IN QUIET SURROUNDINGS YET IN CLOSE PROXIMITY TO CITY LIFE.**

This modern semi-detached house with 4 bedrooms, 2 bathrooms, and fantastic views over open fields was built in 1990 and received further upgrades in 2012. Situated on the border between The Hague and Wassenaar - the perfect balance between urban and country living.

Layout:

The ground floor is one huge open, airy and very light space consisting of an entry hall with heated flooring and hallway with skylights. There is an enormous open eat-in kitchen equipped with granite counters, induction cooktop, oven, microwave, dishwasher, and large refrigerator as well as large fitted cupboard.

Adjacent is the living and dining area with built-in storage, floor-to-ceiling windows and skylight. At the back is a big patio and garden with views over open fields. There is also a bedroom or study, a separate toilet, and a brand new bathroom with laundry – ideal for guests!

The former garage has a big freezer and loads of storage space.

The first floor has 2 almost identical bedrooms, each with fitted wardrobes with integrated washbasin and mirror. A third smaller bedroom has a mezzanine, again with plenty of storage. The main bathroom features a bathtub, shower, and double washbasin with vanity unit and toilet.

Worth noting:

- semi detached house with driveway and lots of on-street parking
- energy label C;
- residents can obtain a permit to drive on the nearby bicycle bridge, avoiding traffic on the A44 and allowing easy access to American School.
- sport facilities (football, hockey, horse driving) in the immediate surroundings
- quiet dead-end street, ending with entrance into the beautiful Clingendael park. Ideal for relaxing walks and running.
- virtual viewings possible via Whatsapp and FaceTime

We charge no commission to the tenants

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 lessor. However, no liability can be accepted by Estata Makelaars o.g. for any incomplete or inaccurate information, nor for the consequences thereof.













