ESTATA
MAKELAARS O.G.

For Sale

Veurnsestraat 22
2587 VM Den Haag

Town house, Terraced house 155m²

Vraagprijs € 1.050.000 k.k.

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Price	€ 1.050.000 k.k.
Status	Sold
Acceptance	In consultation
House type	Town house, Terraced house
Build type	Existing
Build year	1932
Maintenance	Good
Maintenance outside	Good
Particulars	Protected town view
Living surface	155m²
Plot surface	181m²
Other surface	12m²
Volume	639m³
Rooms	7
Bedrooms	4
Bathrooms	1
Floors	4
Facilities	Smoke duct, Natural ventilation
Energy	D
label	
Isolation	Floor insulation
Hot water	Central heating
Heating	Central heating
Furnace	Remeha Tzerra (2014, Combined furnace, Owned)
Location	Near quiet road, In residental area, Clear view
Balcony	Yes
Garden	Backyard, Frontyard

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Backyard	East, 100m², 540×1861cm
Shed	Free standing, wood
Shed facilities	electricity

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Situated in the popular Belgisch Park, a short distance from the Nieuwe Scheveningse Bosjes, the dunes and the beach, is this charming and excellently maintained 1930s house. The property features a front garden and a deep back garden.

This lovely family home is situated in a unique location on a quiet street with no immediate neighbours opposite, on the edge of the Meijendel nature reserve. The charming shopping streets of Stevinstraat and Gentsestraat are within walking distance. Diagonally opposite the house is the Willem de Zwijgerschool, whose spacious forecourt provides an ideal play area for children. In addition, nursery and after-school care facilities are just a few minutes' walk away. Sports clubs and secondary schools are within cycling distance.

The bustling centre of The Hague is about fifteen minutes away by bike. Public transport links are also excellent: bus routes 22 and 23 stop just 50 metres from the property. With the nearby A44, A4, A12 and A13 motorways, cities such as Amsterdam, Rotterdam and Utrecht are quick and easy to reach.

Layout:

Ground floor:
You enter the hall via the vestibule with its original panelling. From the hall, you have access to the cellar, the toilet, the living room and the kitchen. The living room features wooden flooring, a gas fireplace and French doors leading to the back garden. The separate kitchen is fitted with a fridge, induction hob, dishwasher, Quooker and oven, and also provides access to the back garden. The east-facing back garden features a storage shed and a garden shed at the rear.

First floor:
The landing provides access to three rooms, the bathroom and a separate toilet. The two spacious bedrooms are connected by the original ensuite doors and both feature a characteristic fireplace. The balcony is accessible from the rear bedroom. The third room is currently used as a study. The bathroom is fitted with a washbasin with vanity unit, a shower and a bath.

Second floor:
On the second floor, there are two further bedrooms, a spacious landing and a separate utility room with connections for a washing machine and tumble dryer. There is also a loft, ideal for extra storage space.

Basement:
The basement is accessible from the hall and offers plenty of space for storing supplies and other household items.

Details:
• Year of construction: 1932
• Living area approx. 155m² + 12m² of other indoor space + 15m² of external storage space
• Energy rating: D
• Situated on a freehold leasehold, the ground rent for which has been fully paid off.
• The loft has been insulated from the inside with IsoBooster T3 (2018).
• Coated aluminium window frames (front) and uPVC window frames (rear), both with double HR++ glazing.
• Remeha Tzerra central heating boiler (2014)
• Floor insulated with Tonzon thermal mats, type 3.8, plus underlay foil.
• Rear garden approximately 18.6 metres deep, facing east.

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• Dimensions are approximate in accordance with NVM measurement guidelines
• Due to the year of construction, the age and materials clauses apply
• Handover by mutual agreement

Are you keen on this property but haven't sold your own home yet? Please contact our agency for a valuation, with no further obligation. We will then immediately arrange an appointment with one of our estate agents so that you can quickly gain an insight into your options.

This information has been compiled by our agency with the utmost care, based in part on the details provided to us by the seller. Estata accepts no liability whatsoever for any incompleteness, inaccuracy or other errors, or for the consequences thereof.

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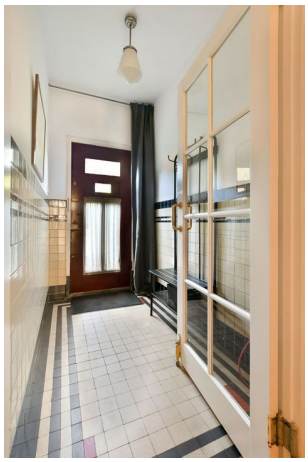

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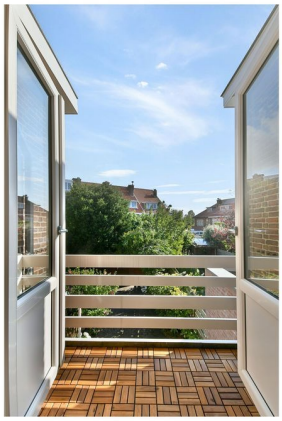

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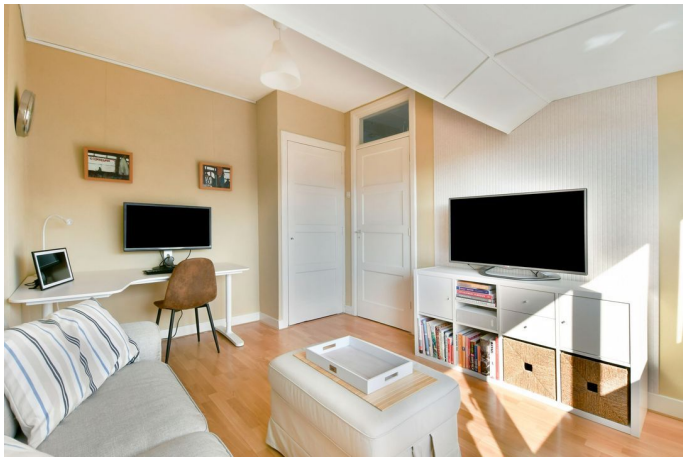

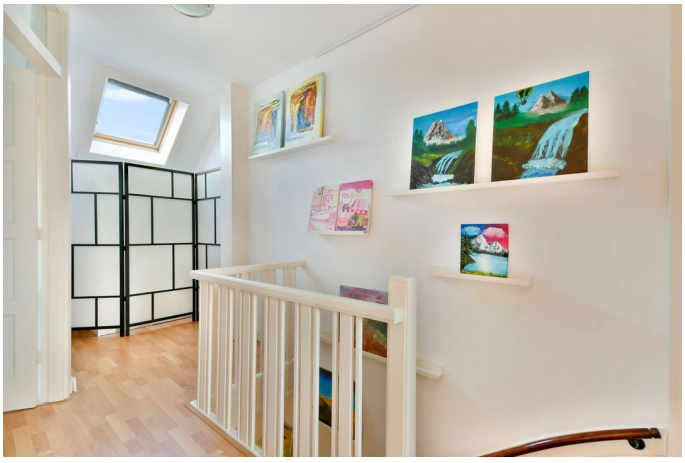

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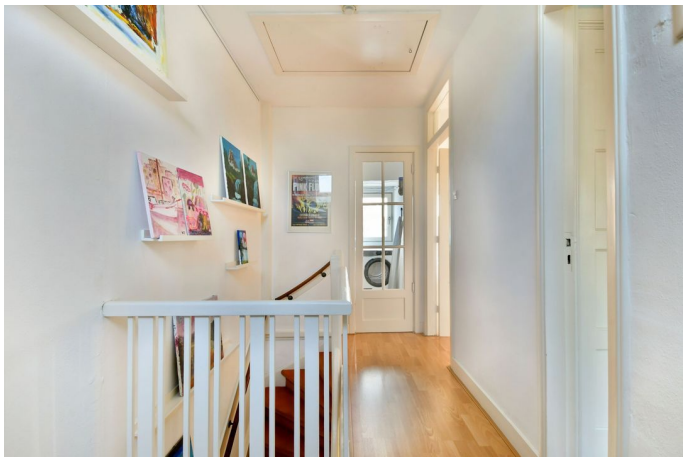
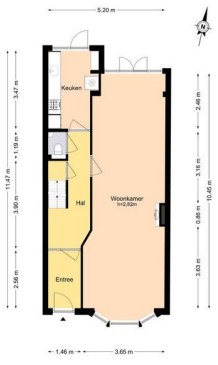


Veurnsestraat 22 - 's-Gravenhage
Begane grond



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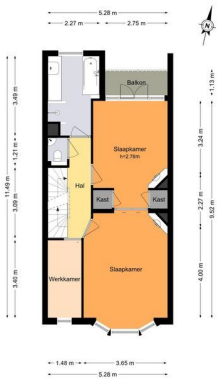
Eerste verdieping



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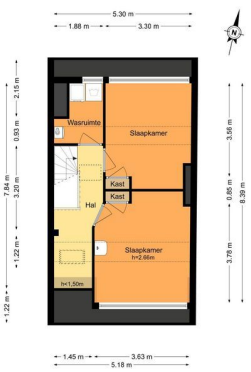
Tweede verdieping



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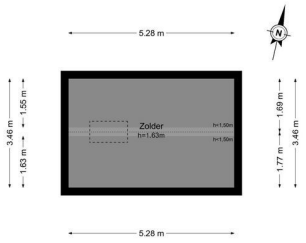
Zolder



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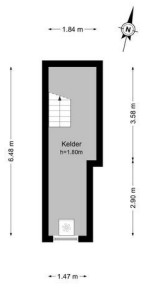
Kelder



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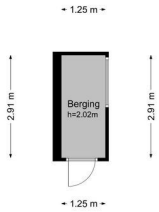
Berging



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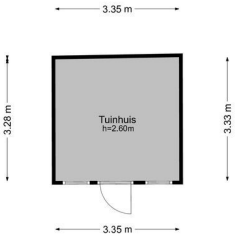
Veurnsestraat 22 - 's-Gravenhage
Tuinhuis



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