



Adrianus van Driellaan 12
2493 BR Den Haag

€ 650.000 k.k.

Price	€ 650.000 k.k.
Status	Available
Acceptance	In consultation
House type	Single family, corner house
Build type	Existing
Year of construction	2005
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	Near quiet road, in residential area
Living surface	137m ²
Plot surface	253m ²
Volume	514m ³
Rooms	4
Bedrooms	3
Bathrooms	1
Floors	3
Facilities	Mechanical ventilation, cable tv, natural ventilation
Energy label	A
Isolation	Roof insulation, wall insulation, insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Vaillant ecotec plus (2019, combined furnace, owned)
Garden	Backyard, frontyard, side garden
Backyard	Northwest, 92m ² , 858×1070cm
Shed	Free standing, wood

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Adrianus van Driellaan 12 (Leidschenveen)

Beautiful 4 room corner house with extension and spacious garden! located in the De Lanen in Leidschenveen. The house has a front garden, spacious backyard with back entrance, shed and parking (for two cars). Located within walking distance of play areas, primary schools, shopping centers and the Ypenburg NS station and the Randstadrail. The house is partly equipped with a tiled floor, luxurious kitchen and double doors to the spacious garden. The house is fully insulated and has an energy label A!

Layout:

Front garden, entrance, hall with meter cupboard, spacious toilet with design fountain.

Attractive spacious living/dining room with a tiled floor with floor heating and French doors to the spacious sunny side/back garden. Semi-open kitchen with built-in appliances (4-burner stove, stainless steel extractor hood, combi oven, dishwasher, refrigerator, freezer and black composite worktop).

The living room, dining room and kitchen have a spacious surface of approx. 62m²

First floor:

Landing, master bedroom located at the rear of approx. 5,14 x 3,10 with fitted wardrobe over the full width.

Spacious second bedroom located at the front of approx. 5,07 x 2,88.

Spacious luxury bathroom with bath (whirlpool), separate shower, beautiful double design washbasins and toilet.

Separate laundry room with washing machine/dryer connection.

Second/top floor:

Stairs to the top floor, spacious third bedroom with dormer window.

Location for c.v. combi boiler.

Possibility to create two bedrooms.

Lovely spacious and well-kept garden with terrace, borders, lawn, a private driveway and a spacious barn.

Particularities:

Highly sought after location;

Economical energy label (A) fully equipped with double glazing, wall and roof insulation!

Corner house with spacious sunny garden with back entrance and storage;

Parking on site (2 cars);

Lovely living/dining room nicely spacious in size;

Year of construction 2005;

Now equipped with 3 bedrooms, 4th bedroom can be created;

Located on approx. 253 m² private land;

Beautifully finished house with every luxury and comfort;

Located within walking/cycling distance of various amenities, schools, public transport, shops, near the highways and the British School;

Quiet and child-rich environment;

Delivery in consultation.

Interested in this beautiful house but not sold your own home yet? We would be happy to visit you for a non-binding valuation.















