



**Adrianus van Driellaan 12**  
**2493 BR Den Haag**

**€ 650.000 k.k.**

<b>Price</b>	€ 650.000 k.k.
<b>Status</b>	Available
<b>Acceptance</b>	In consultation
<b>House type</b>	Single family, corner house
<b>Build type</b>	Existing
<b>Year of construction</b>	2005
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Near quiet road, in residential area
<b>Living surface</b>	137m <sup>2</sup>
<b>Plot surface</b>	253m <sup>2</sup>
<b>Volume</b>	514m <sup>3</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floors</b>	3
<b>Facilities</b>	Mechanical ventilation, cable tv, natural ventilation
<b>Energy label</b>	A
<b>Isolation</b>	Roof insulation, wall insulation, insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Vaillant ecotec plus (2019, combined furnace, owned)
<b>Garden</b>	Backyard, frontyard, side garden
<b>Backyard</b>	Northwest, 92m <sup>2</sup> , 858×1070cm
<b>Shed</b>	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. 62m<sup>2</sup>

#### 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 m<sup>2</sup> 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.





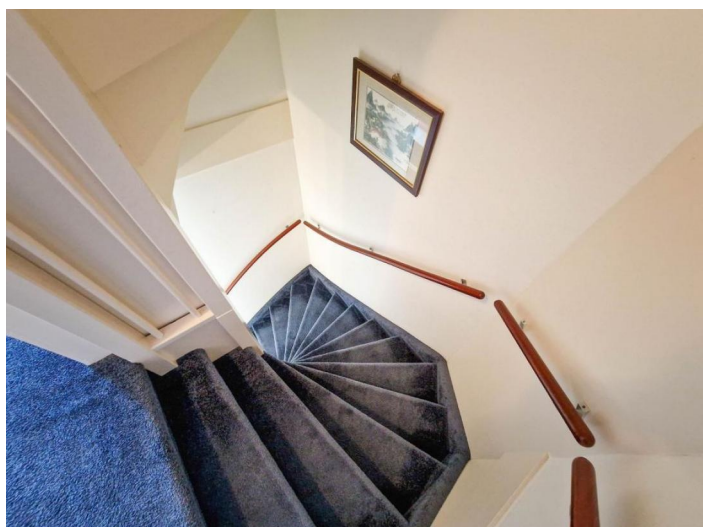
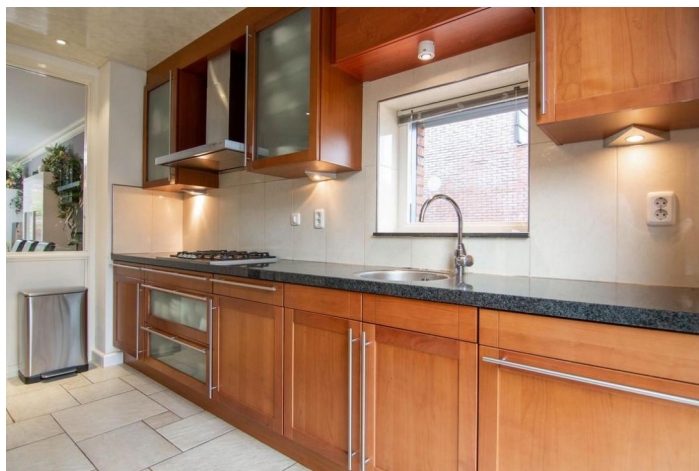


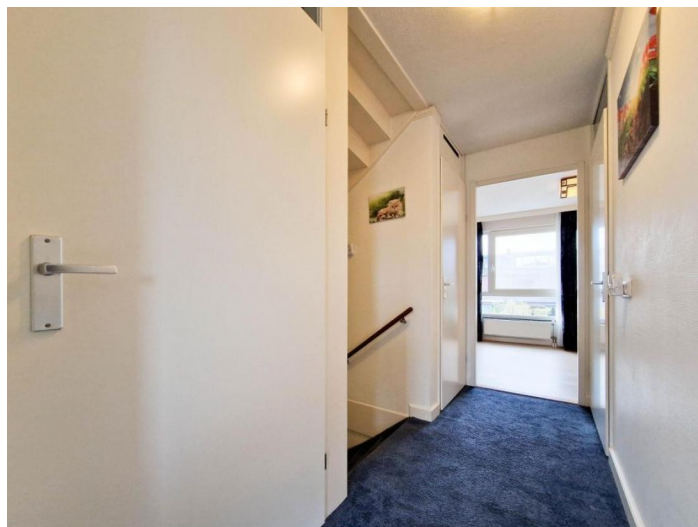




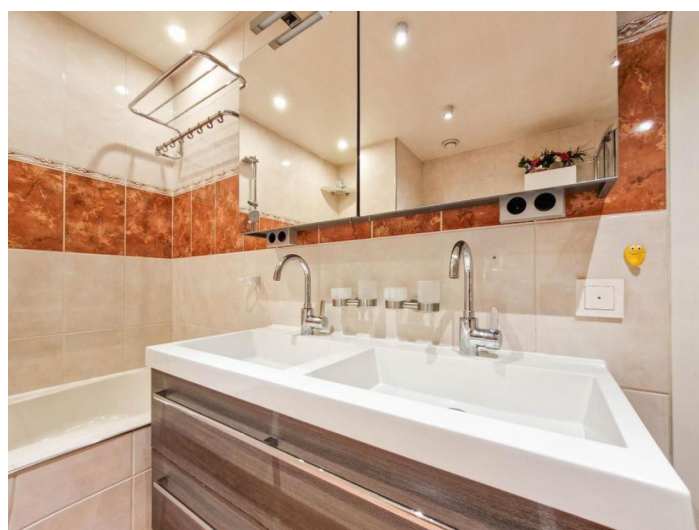




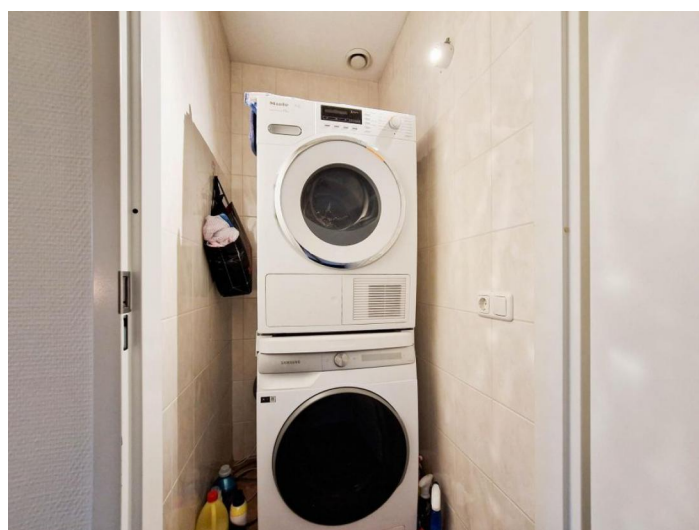
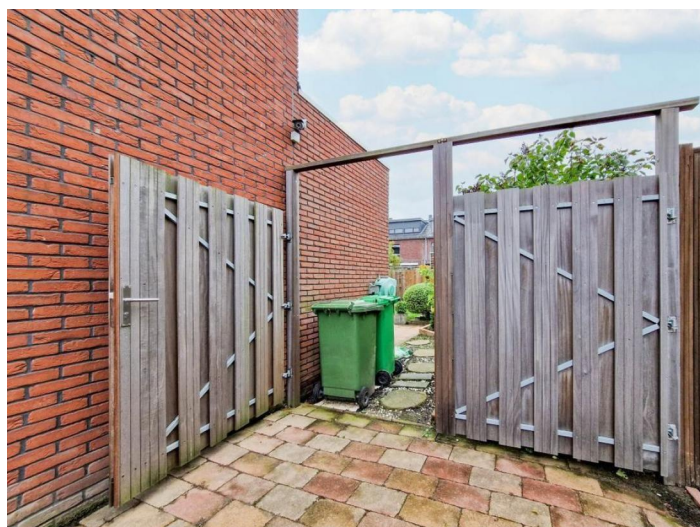




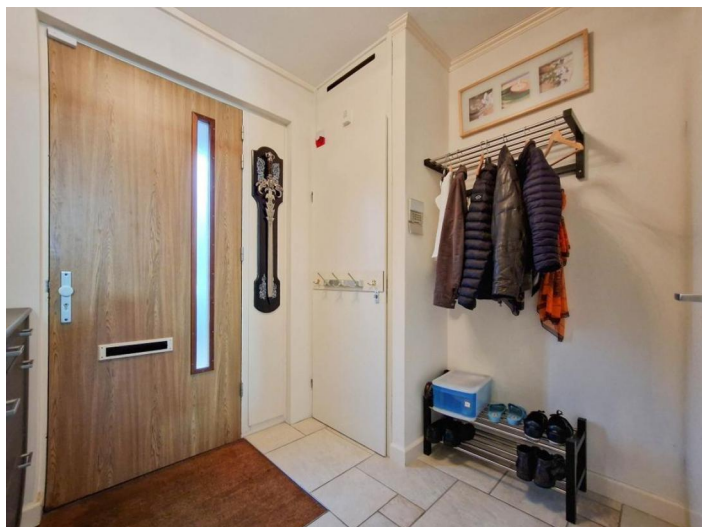




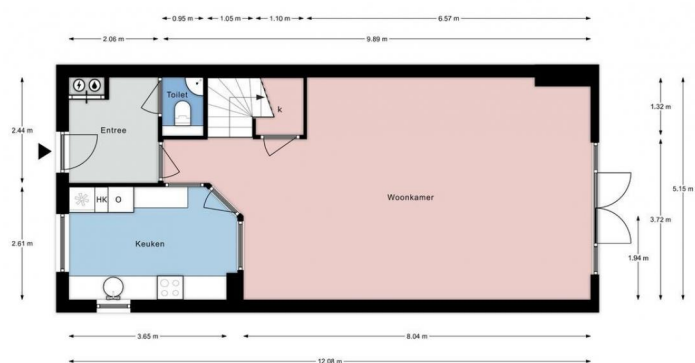








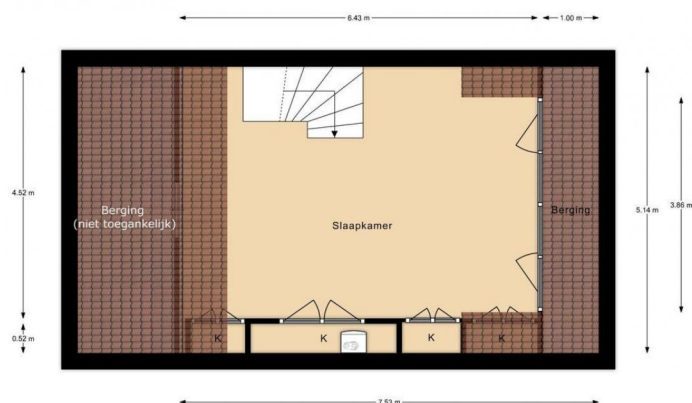
Adrianus van Driellaan 12, Den Haag | Perceel (indicatief)



Adrianus van Driellaan 12, Den Haag | Begane Grond H = 2,65 m



Adrianus van Driellaan 12, Den Haag | 1e Verdieping H = 2,47 m



Adrianus van Driellaan 12, Den Haag | 2e Verdieping H = 2,44 m