



**Hendrik van Deventerstraat 42**  
**2563 XT Den Haag**

**€ 365.000 k.k.**

<b>Price</b>	€ 365.000 k.k.
<b>Homeowners association costs</b>	€ 60
<b>Status</b>	Available
<b>Acceptance</b>	In consultation
<b>Apartment type</b>	Ground floor apartment, apartment
<b>Build type</b>	Existing
<b>Year of construction</b>	1914
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Good
<b>Location</b>	Near quiet road, in residential area
<b>Particulars</b>	Protected town view
<b>Living surface</b>	60m <sup>2</sup>
<b>Volume</b>	243m <sup>3</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Facilities</b>	Mechanical ventilation, cable tv
<b>Energy label</b>	D
<b>Isolation</b>	Wall insulation, insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Hr (combined furnace, owned)
<b>Garden</b>	Backyard
<b>Backyard</b>	Southwest, 34m <sup>2</sup> , 300×1120cm
<b>Shed</b>	Free standing, wood

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Hendrik van Deventerstraat 42 – The Hague (Valkenboskwartier)

Just around the corner from the popular Fahrenheitstraat and Weimarstraat, known for their charming boutiques, specialty shops, and cafés, you will find this recently renovated and elegantly presented 2-bedroom ground-floor apartment. The property features a sunny L-shaped garden ideally positioned on the southwest, ensuring sunlight from afternoon through evening. Situated on a quiet and attractive stretch of Hendrik van Deventerstraat, this freehold property boasts a truly exceptional location—perfectly positioned between the beach and the vibrant city centre of The Hague, with excellent public transport connections.

#### Valkenboskwartier

The Valkenboskwartier is a vibrant and characterful neighbourhood, appreciated for its early 20th-century architecture and community-oriented atmosphere. Its central location makes it a highly desirable residential area for both young families and professionals. A wide range of amenities is located nearby, including primary schools, childcare facilities, cosy cafés, and artisanal shops. The area is exceptionally well connected, with both The Hague's city centre and the beaches of Kijkduin and Scheveningen easily accessible by public transport. Valkenboskwartier offers the perfect balance of urban vibrancy and a relaxed residential ambiance.

#### Layout

Upon arrival, the elegant, characterful façade immediately catches the eye. Through the original front door, you enter a welcoming hallway featuring a convenient storage closet, a modern fuse box, and a separate stylishly finished toilet with washbasin. The spacious living and dining area is adorned with a high-quality wooden parquet floor and benefits from abundant natural light due to the low-rise buildings opposite—an unusual feature in this street. The modern kitchen, accessible from the hallway, is fully equipped with built-in appliances, including an 5-burner gas hob, extractor fan, fridge-freezer, dishwasher, oven, and microwave.

#### Outdoor space

From the kitchen, you have direct access to the beautifully landscaped L-shaped garden, facing southwest. This peaceful outdoor space allows you to enjoy the sun from midday to evening in complete privacy. At the rear of the garden, you'll find a secluded seating area and a separate shed for additional storage.

#### Extension

The hallway leads to the main bedroom, located in the rear extension of the home. This spacious room features double French doors opening directly onto the garden, creating a seamless indoor-outdoor connection. The adjacent modern bathroom is fitted with a walk-in shower, a stylish vanity unit, and a designer towel radiator.

The second bedroom, located in the original part of the house, is generously sized and also provides direct access to the garden through French doors. In addition, the property offers a separate laundry room.

#### Key features:

- Prime location: peaceful yet very central;
- Beautifully landscaped, sunny southwest-facing garden;
- Elegant and timeless interior style;
- High-quality wooden flooring throughout the home;
- Modern kitchen with full range of built-in appliances;
- Excellent overall condition, both inside and out;
- Fully double glazed with new UPVC window frames;
- Freehold property (no leasehold);
- Transfer in consultation, quick completion possible.
- This charming, move-in ready property is truly worth a visit!

- You are warmly invited for a personal viewing. Interested but not yet sold your current home? We would be delighted to offer a free, no-obligation valuation.



















