



**Kornoeljestraat 50  
2564 LR Den Haag**

**€ 510.000 k.k.**

<b>Price</b>	€ 510.000 k.k.
<b>Decoration</b>	Partly furnished
<b>Homeowners association costs</b>	€ 80
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Ground floor apartment, apartment
<b>Bottom floor</b>	1
<b>Build type</b>	Existing
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Near park, in residential area, clear view
<b>Particulars</b>	Protected town view, elderly accessible, special needs accessible
<b>Living surface</b>	90m <sup>2</sup>
<b>Volume</b>	343m <sup>3</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Facilities</b>	Outside sun screen
<b>Energy label</b>	C
<b>Isolation</b>	Floor insulation, insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Hr ketel (combined furnace, owned)
<b>Garden</b>	Backyard
<b>Backyard</b>	Southwest, 60m <sup>2</sup> , 800×750cm
<b>Shed</b>	Free standing, stone
<b>Shed facilities</b>	Electricity

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Kornoeljestraat 50 – Vruchtenbuurt, The Hague

Atmospheric and fully renovated 3-bedroom ground-floor apartment with a spacious southwest-facing garden.

See Dutch text above.

Located in one of the most beautiful and quiet streets of the popular Vruchtenbuurt, this beautifully renovated ground-floor apartment features three bedrooms, a lovely sunny garden with rear access, and a storage shed. This home is move-in ready and combines modern living comfort with the characteristic charm of the 1930s.

#### Neighborhood

The Vruchtenbuurt is known for its friendly atmosphere, wide green spaces, and charming 1930s architecture. Here you live in a quiet, family-friendly street with friendly neighbors, while benefiting from proximity to shops, restaurants, and public transport.

Within walking distance, you'll find numerous local shops, cafés, and restaurants—perfect for daily groceries or a relaxing lunch. The municipal garden at the front and the beach just 10 minutes by bike offer plenty of opportunities to unwind in nature or by the sea. Additionally, the neighborhood is easily accessible by car and public transport, with quick connections to main roads toward the city and the region.

#### Layout

Through the front door on the ground floor, you enter the hallway, which provides access to all rooms.

The spacious living/dining room is remarkably bright and feels extra spacious thanks to its generous width and depth. French doors lead to the sunny southwest-facing backyard, where you can enjoy the sun from morning until evening. The garden has rear access and a detached storage shed.

The modern open kitchen is fully equipped with an oven, dishwasher, refrigerator, freezer, and stove. Direct access to the garden from the kitchen makes it a cozy place to cook and dine.

At the rear, you'll find the spacious master bedroom, also with French doors opening to the garden.

The former closed kitchen has been transformed into a second bedroom—ideal as a child's room or home office.

At the front is the third bedroom, currently set up as a walk-in closet but also perfectly suitable as a guest or child's room.

The modern bathroom is equipped with a stylish vanity and a spacious walk-in shower. The toilet is separate and accessible from the hallway.

Additionally, there is a practical laundry room accessible from the hallway.

In short:

An atmospheric, bright, and move-in ready home with three bedrooms, a sunny garden with rear access, lots of privacy, and greenery on both sides. Located in one of The Hague's nicest neighborhoods, perfect for families, couples, or anyone looking for comfortable living in

a quiet but central location.

Property features:

Fully renovated 3-bedroom ground-floor apartment  
Situating in a quiet and charming street in the popular Vruchtenbuurt  
Spacious, sunny southwest-facing garden with rear access and detached storage shed  
Move-in ready: modern finish and excellent maintenance condition  
Three bedrooms, one currently used as a walk-in closet  
Spacious and bright living/dining room with French doors to the garden  
Modern open kitchen with built-in appliances: oven, dishwasher, refrigerator, freezer, stove  
Bathroom with walk-in shower and vanity  
Separate toilet accessible from the hallway  
Practical laundry room  
Active homeowners association €80 per month  
Lots of greenery views to front and rear  
Characteristic 1930s elements combined with modern living comfort  
Energy label C  
Available immediately  
Location & surroundings:

Located in the popular and family-friendly Vruchtenbuurt  
Within walking distance to shops, cafés, and restaurants  
Municipal garden in front of the property  
Only 10 minutes by bike to the beach  
Good accessibility by public transport and car  
Ample parking on the street  
Quick connections to main roads toward the city and region  
This beautiful ground-floor apartment is definitely worth a viewing. Interested in the property but haven't sold your current home yet?  
We're happy to come by for a non-binding viewing.

























