



**Viandenstraat 62**  
**2552 CD Den Haag**

**€ 275.000 k.k.**

<b>Price</b>	€ 275.000 k.k.
<b>Homeowners association costs</b>	€ 50
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Upper floor apartment, apartment
<b>Bottom floor</b>	1
<b>Build type</b>	Existing
<b>Year of construction</b>	1925
<b>Maintenance inside</b>	Moderate
<b>Maintenance outside</b>	Fair
<b>Location</b>	In residential area
<b>Particulars</b>	Elderly accessible, special needs accessible, needs work
<b>Living surface</b>	65m <sup>2</sup>
<b>Volume</b>	257m <sup>3</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	G
<b>Hot water</b>	Geyser owned
<b>Heating</b>	Gas heater
<b>Garden</b>	Backyard
<b>Backyard</b>	Southwest, 131m <sup>2</sup> , 640×2045cm
<b>Shed</b>	Free standing, wood

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Viandenstraat 62, 2552 CD The Hague

Charming ground-floor apartment with a deep sunny garden, detached storage unit and excellent renovation potential

Situated on a quiet street in the popular residential area of Kraayenstein, this charming and well-laid-out ground-floor apartment offers approximately 65 sqm of living space, a surprisingly deep rear garden and a detached storage unit. The property features a bright living room, two bedrooms, a separate kitchen and presents an excellent opportunity for buyers looking to create a home tailored entirely to their own taste and lifestyle. An ideal property for first-time buyers, couples, downsizers, investors or anyone seeking a renovation project with significant upside potential.

Upon entering, the practical layout immediately stands out. The spacious living room of approximately 33 sqm forms the heart of the home and benefits from an abundance of natural light through the large windows. From the living room, you enjoy pleasant views of the rear garden. The separate kitchen is located at the rear of the property and provides direct access to the outdoor space.

The apartment currently offers two bedrooms. The principal bedroom overlooks the garden, while the second bedroom is ideal as a children's room, guest room, home office or hobby room. In addition, the property features a shower room, a separate toilet and a practical storage/meter cupboard.

What truly makes this property stand out is the enormous potential it offers. While parts of the apartment are somewhat dated, this provides a unique opportunity to create a modern home entirely to your own specifications. One particularly attractive option would be to relocate the kitchen into the spacious living room, creating a contemporary open-plan living and dining area. The current kitchen space could then be converted into a full-sized third bedroom, home office or hobby room. This transformation would effectively turn the property into a highly desirable three-bedroom apartment with a more modern layout and enhanced functionality.

A major highlight is the deep rear garden, offering plenty of privacy, sunshine and space for outdoor living and entertaining. At the rear of the garden is a detached storage unit of approximately 6.5 sqm, ideal for bicycles, gardening equipment and additional storage.

The property enjoys a convenient location close to the Kraayenstein shopping centre, schools, sports facilities, public transport and various recreational areas. The beach, boulevard and dunes of Kijkduin are just a short cycling distance away. The city centre of The Hague, the Westland area and major highways connecting to Rotterdam, Amsterdam and Utrecht are also easily accessible.

#### Key Features

Ground-floor apartment

Detached external storage unit of approximately 6.5 sqm

Spacious living room of approximately 33 sqm

Two bedrooms

Potential to create a third bedroom

Separate kitchen

Deep sunny rear garden

Detached storage unit

Excellent renovation and reconfiguration potential

Quiet and convenient residential location

Close to shops, schools, public transport and recreational facilities

Kijkduin beach, dunes and promenade nearby

Completion date by mutual agreement.

#### Layout

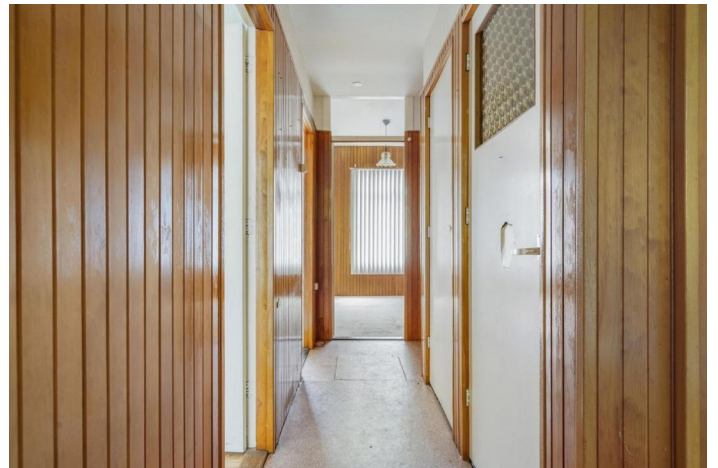
Entrance hall with access to all rooms. Spacious and bright living room overlooking the garden. Separate kitchen with access to the rear garden. Main bedroom at the rear. Second bedroom at the front. Shower room, separate toilet and practical storage/meter cupboard. Access from the property to the deep rear garden with detached storage unit.

Are you looking for a home with a wonderful garden, a practical layout and exceptional potential to create your ideal living environment? Then Viandenstraat 62 is certainly worth a viewing. A property that offers the perfect opportunity to add value and make it truly your own.











← 1.71 m →  
 Berging H=2,05m

