



Kiggelaerstraat 7
2596 TL Den Haag

€ 1.095.000 k.k.

Price	€ 1.095.000 k.k.
Decoration	Partly furnished
Status	Available
Acceptance	In consultation
House type	Single family, terraced house
Build type	Existing
Year of construction	1936
Maintenance inside	Good
Maintenance outside	Good
Location	In residential area
Particulars	Protected town view
Living surface	168m ²
Plot surface	185m ²
Other surface	14m ²
Volume	644m ³
Rooms	7
Bedrooms	5
Bathrooms	2
Floors	3
Energy label	C
Hot water	Central heating
Heating	Central heating
Furnace	(combined furnace, owned)
Balcony	Yes
Garden	Backyard, frontyard
Backyard	Southeast, 68m ² , 620×1100cm
Shed	Free standing, wood

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Kiggelaerstraat 7 – The Hague (Benoordenhout)

Located in the highly sought-after Benoordenhout district, one of the greenest and most stately neighborhoods of The Hague, this charming and well-maintained 1930s house is situated. The area is known for its quiet, family-friendly character, wide avenues, and excellent living quality. The Haagse Bos and various amenities are within short distance. The property is located on a wide, quiet street, near the lively Van Hoytemaplein with a diverse range of shops, restaurants, and cafés.

The location is particularly convenient: good schools, public transport, and main roads towards Amsterdam, Rotterdam, and Utrecht are easily accessible. In addition, the beach and dunes are within cycling distance. In short, an ideal combination of comfortable living in a peaceful, green environment with all urban amenities within easy reach.

Layout

Ground floor:

Front garden with plenty of greenery, featuring a beautiful cypress and a depth of approximately 6.9 meters. Entrance to the house, vestibule with draft door leading to the hallway, separate toilet with washbasin. Spacious living/dining room with original en-suite separation with stained glass windows, a working fireplace, and sliding doors to the backyard. Modern, closed kitchen equipped with a 5-burner gas stove, oven, microwave, fridge/freezer combination, and dishwasher. The kitchen also provides access to the generous backyard of approximately 11 meters deep, with a practical storage shed.

First floor:

Landing. Spacious master bedroom at the rear with the possibility for a built-in wardrobe and access to a full-width balcony. Second well-sized bedroom at the front. Additionally, a front-side room, ideal as a home office. Modern, spacious bathroom equipped with a bathtub, double washbasin unit, and towel radiator. Separate toilet with washbasin and direct access to the bathroom.

Second floor:

Landing. Two well-proportioned bedrooms, of which the front bedroom is equipped with a dormer window. Second bathroom with shower, washbasin, and connection for the washing machine.

Additional storage space in both the attic ridge and the basement

Particulars:

- Prime location, very central yet in a green environment;
- Modern kitchen with built-in appliances;
- Two bathrooms;
- Four spacious bedrooms and a study;
- Usable living area approximately 168 m²;
- Spacious backyard with storage;
- Generous front garden featuring a beautiful cypress;
- Additional storage in the attic and basement.

This characterful 1930s house is definitely worth a viewing. Interested in this property but your own home not yet sold? We would be happy to visit you for a non-binding valuation.















