

For Sale

Weerterbos 22, Hoofddorp



Weerterbos 22

Description

This charming terraced house of approximately 103 m² sits on a 130 m² plot and features an on-site parking space, four bedrooms, a recently renovated (2023) bathroom, a lovely south-facing garden, and uPVC window frames.

The house is located in the child-friendly and green Overbos neighborhood. Schools and 't Paradijs shopping center are within walking distance.

't Paradijs shopping center offers grocery shopping, with a market every Tuesday. The daycare center, primary schools, and a health center are also just a few minutes' walk away. The Skagerhof and Floriande shopping center are also easily accessible.

For a relaxing day, the Haarlemmermeerse Bos is within walking distance, and the Toolenburger Plas lake is within cycling distance. Here you can enjoy swimming, walking, cycling, or skating. The Koning Willem-Alexander sports complex is a short distance away and features swimming pools, various sports halls, and a gymnastics hall. The A4, A5, A9, and A10 highways are easily accessible by car, making cities such as Amsterdam, Haarlem, The Hague, and Schiphol Airport quickly accessible. The bus stop is within walking distance, and the R-net stop (a fast bus connection to Schiphol, Haarlem, or Amsterdam WTC) can be reached by bike in just a few minutes.

The layout of the house is as follows:

Front garden with a private parking space. Entrance to the hallway with access to the indoor (bicycle) storage room of approximately 6 m² on the left; ideal for storing bicycles and tools, as it is also accessible from outside. On the right, access to the hallway with the meter cupboard (8 circuits, earth leakage circuit breaker, smart meter, and fiber optic connection), the renovated toilet with a wall-hung toilet, the stairs to the first floor, and access to the living room. The bright living room measures approximately 31 m² and features a recently renovated L-shaped open-plan kitchen (2020) at the front of the house, equipped with a fridge/freezer, microwave, dishwasher, 4-burner electric hob with extractor hood, and a sink. The living room faces the garden and includes a practical under-stairs storage cupboard for storing items such as provisions, a vacuum cleaner, and toys.

The ground floor is finished with marmoleum flooring (with a wooden floor underneath), spray-painted walls, and a smooth plastered ceiling. The lovely, spacious south-facing back garden, accessible through sliding doors, is low-maintenance and features a wooden garden shed and practical rear access.

The staircase in the hall leads to the landing with access to three bedrooms and the bathroom. At the rear are two bedrooms (approx. 14 and 7 m²), both of which have large windows, making them wonderfully bright. At the front of the house are the bathroom (approx. 4 m²) and the third bedroom (approx. 8 m²). The fully tiled bathroom was renovated in 2023 and is equipped with a walk-in shower, a vanity

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Description - continued

unit, a second wall-hung toilet, and a heated towel rail. This floor features laminate flooring and Granol walls.

In 2022/2023, virtually all window frames, except the Velux skylights, were replaced with heavy-duty uPVC frames with HR++ glass.

The second-floor landing is accessible via a fixed staircase. Here you'll find the landing with the central heating boiler (Intergas, 2020), the mechanical ventilation system, and the connections for the washing machine and dryer. There is also a spacious bedroom with laminate flooring and non-woven wallpaper. The generous Velux skylight provides ample natural light.

The house has an energy label B, valid until October 2035. The house is fully insulated, largely equipped with uPVC window frames with HR++ glass, a recent central heating boiler, and sun blinds at the rear of the ground and first floors. The attached storage room at the front has recently been fitted with composite panels and a uPVC door.

"A particularly pleasant and well-finished home with plenty of comfort."

Weerterbos 22

General

Year of construction: 1986 * Living area approx. 103 m² * Plot area: 130 m² * 4 spacious bedrooms * Located in a child-friendly neighborhood * South-facing Garden * Energy label B * Delivery date negotiable

Characteristics

Asking price	: € 490.000,- k.k.
Type of home	: Townhouse
Living area	: Approx. 103 m2
Lot area	: 130 m2
Year of construction	: 1986
Number of rooms	: 5, of which 4 bedrooms
Garden direction	: South
Heating system	: Central heating system (2020)
Insolation	: Fully insulated
Energielabel	: B, valid until 2035

Home website

More information about this property can be found at
<https://www.weerterbos22.nl/>

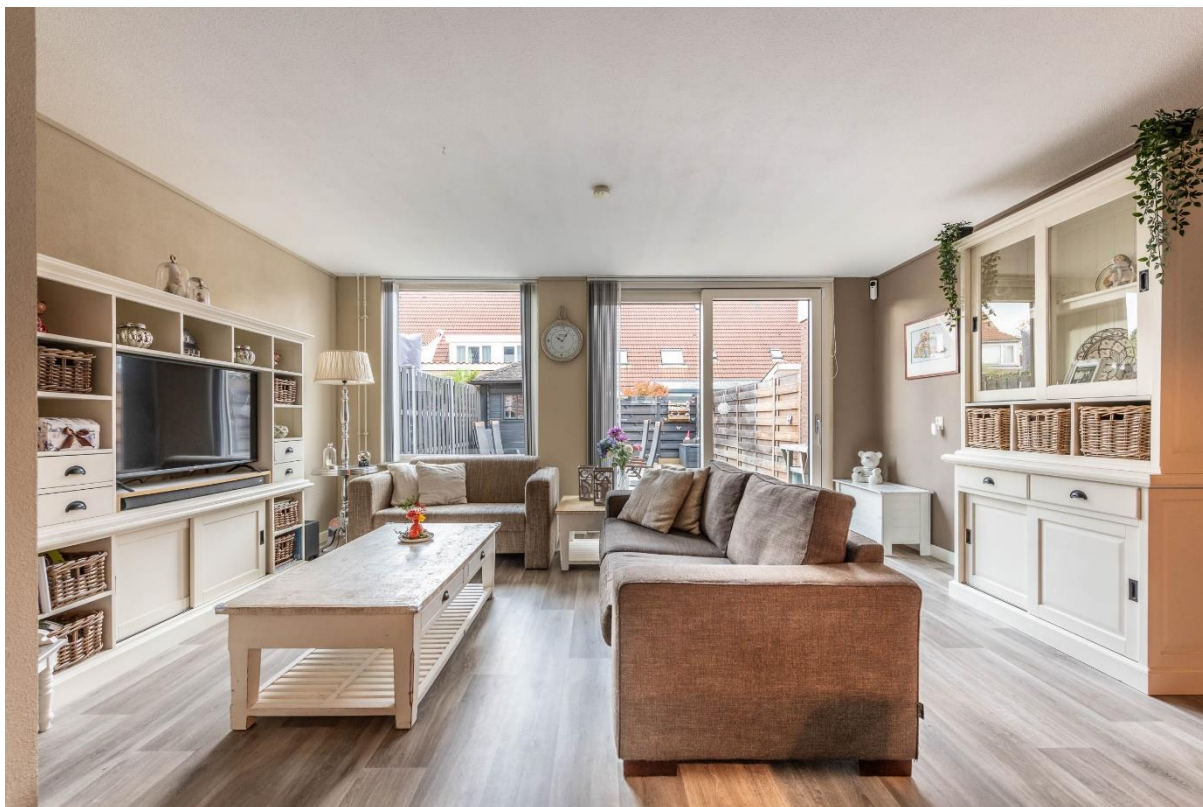
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Weerterbos 22

Pictures



Weerterbos 22



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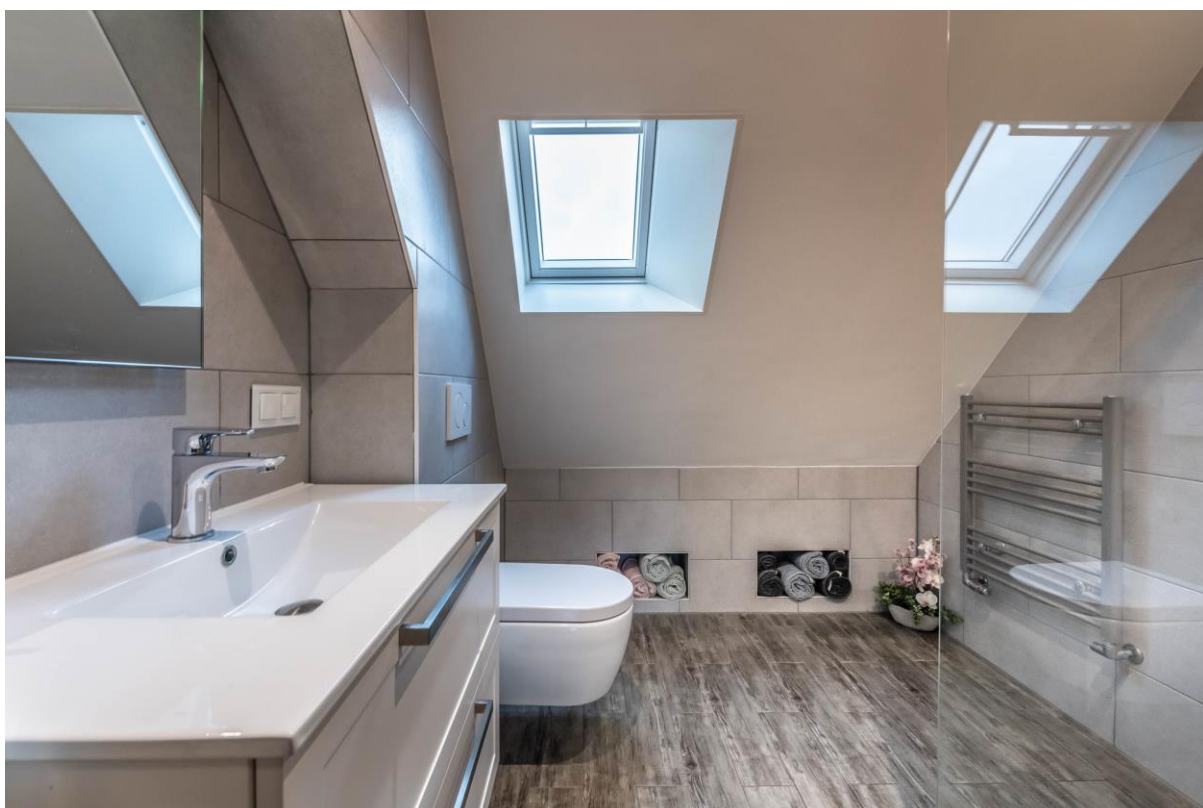
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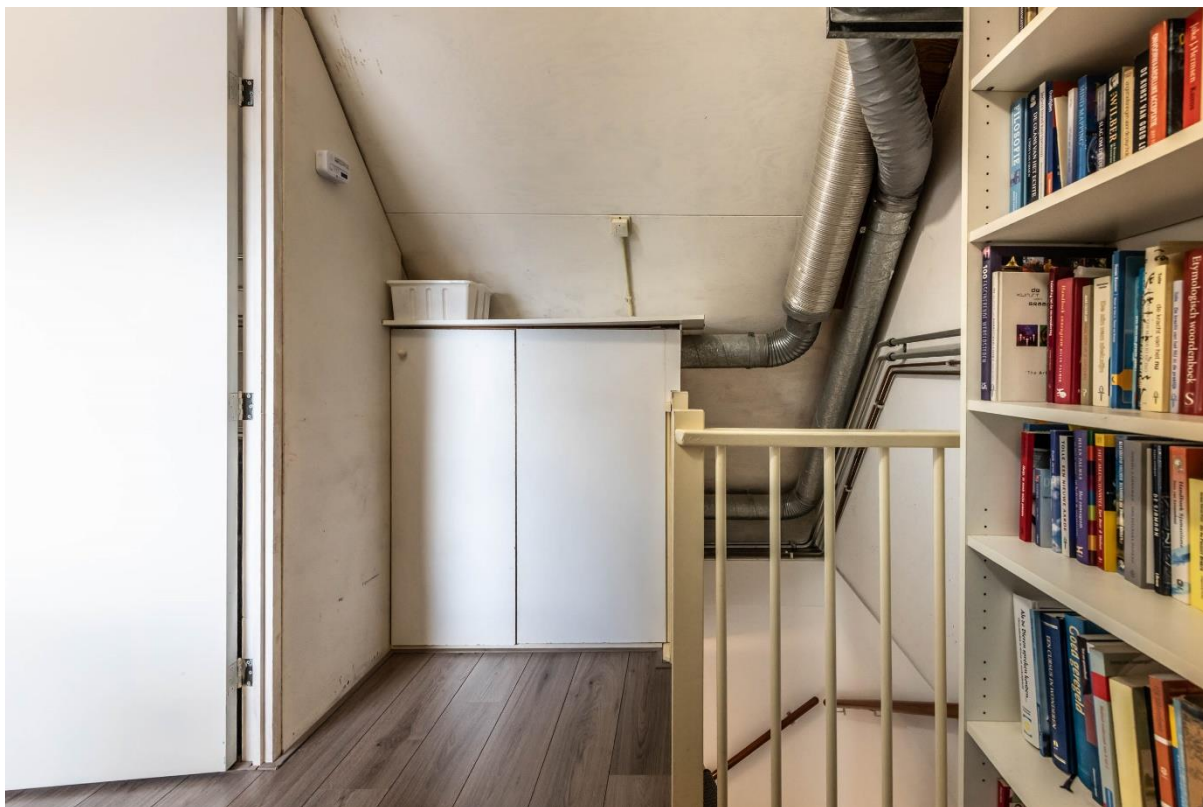
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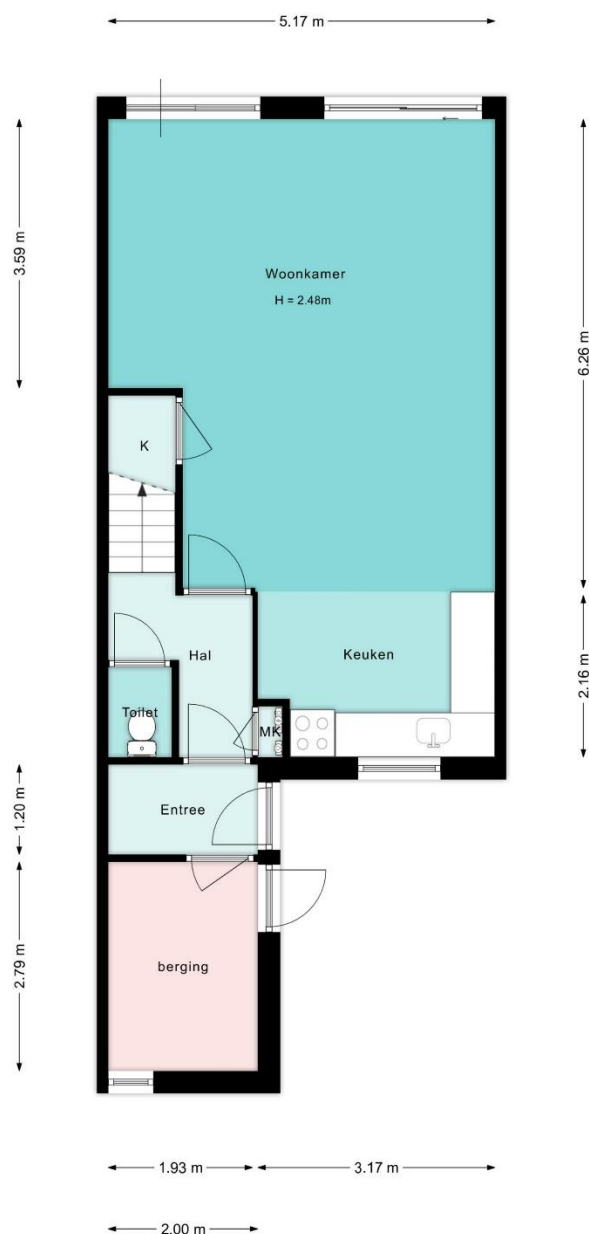
Weerterbos 22



Weerterbos 22

Floor plan - ground floor

Weerterbos 22, Hoofddorp
Begane Grond

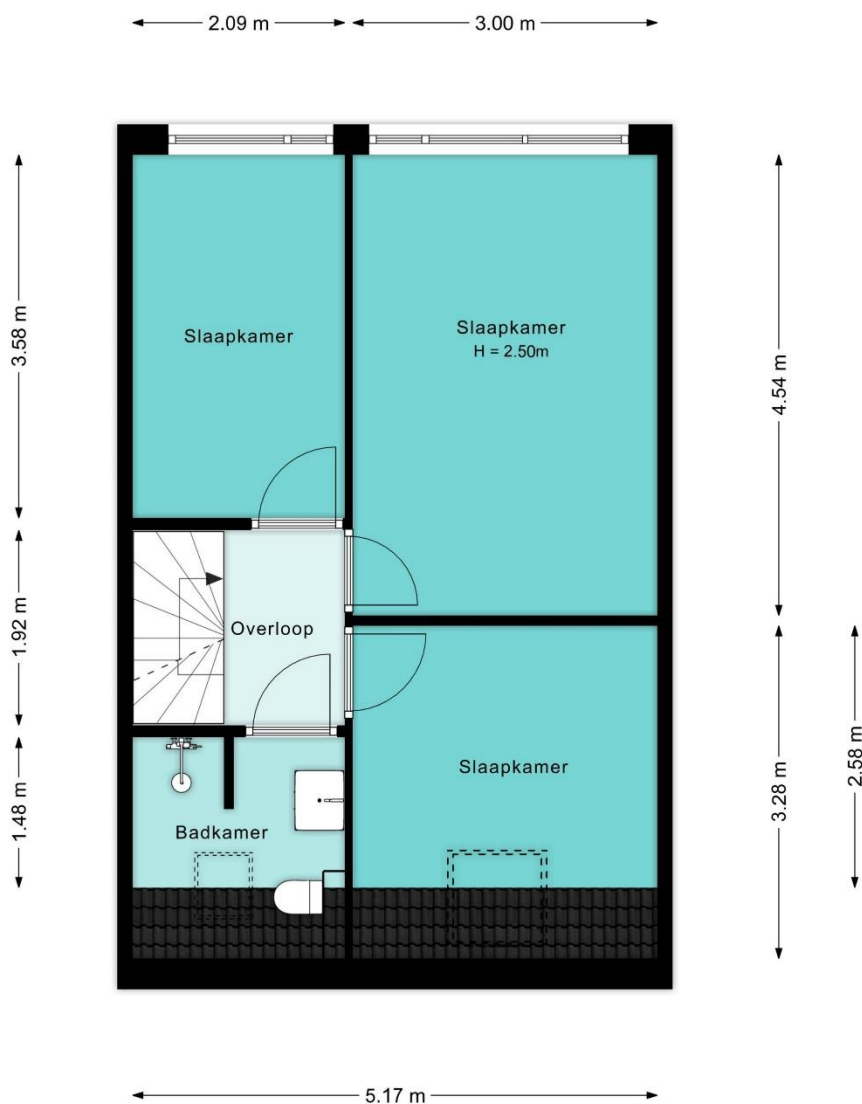


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Weerterbos 22

Floor plan - first floor

Weerterbos 22, Hoofddorp
1e Verdieping

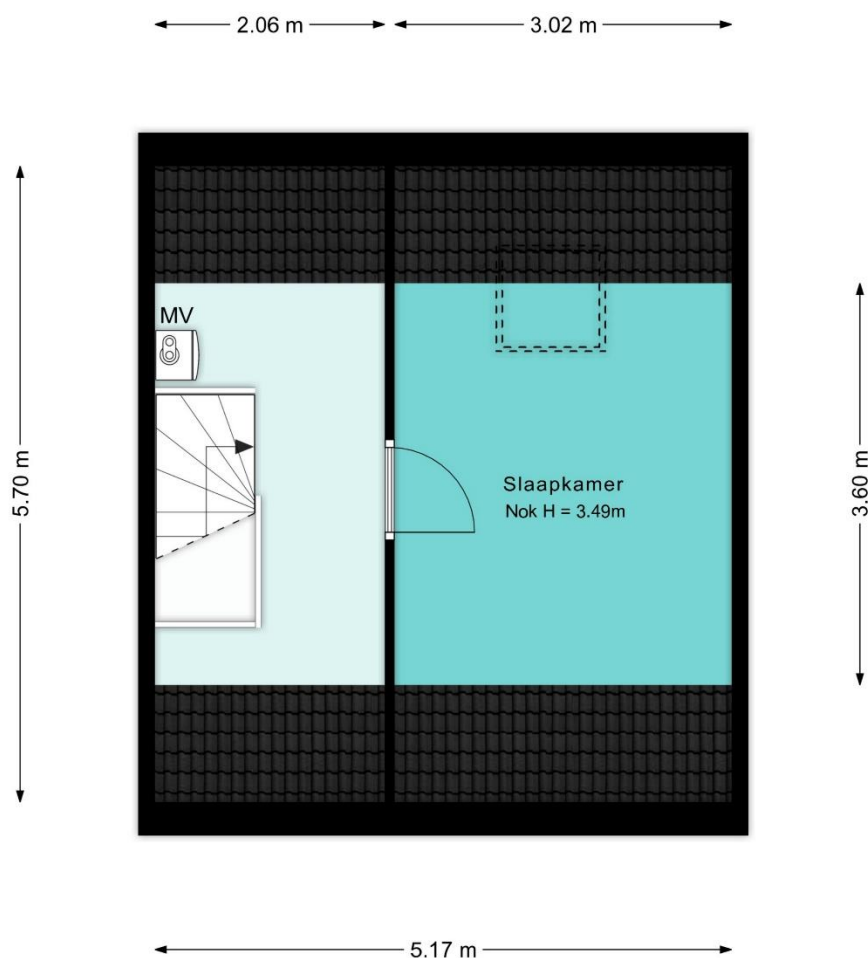


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Weerterbos 22

Floor plan - second floor

Weerterbos 22, Hoofddorp
2e Verdieping



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Interested?

Feel free to contact us for more information or to schedule a viewing.

You can call us at +31 23-5571999 or email us at info@staatshuysen.nl. We're happy to assist you!

Opening Hours

Monday - Thursday: 9:00 - 17:30

Friday: 9:00 - 17:00

Need help with your purchase?

Buying a house is not something you do every day. We will guide you through every step, from your search to the handover of the keys. With our market knowledge and experience, we will take a critical look, without emotional involvement.

During an introduction, we will discuss your housing needs and budget. We will then actively help you search and use our network. During viewings, we will pay attention to construction and legal aspects, while you assess whether the house suits you. Is it the house? Then we will negotiate for the best price and conditions.

Call us for a no-obligation introductory meeting: 023-5771999.

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Do you want to be the first to see our newest housing offer, before it is on Funda? Scan the QR code and sign up!

