



Het Kerkehout 3
2245 XM Wassenaar

€ 3.950 p.m. ex.

Price	€ 3.950 p.m. ex.
Status	Available
Acceptance	Directly
House type	Single family, terraced house, split-level
Build type	Existing
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	Near park, near quiet road, in residential area
Living surface	180m ²
Plot surface	250m ²
Other surface	23m ²
Volume	645m ³
Rooms	7
Bedrooms	5
Bathrooms	2
Floors	4
Facilities	Cable tv
Isolation	Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	(combined furnace)
Balcony	Yes
Garden	Backyard, frontyard
Backyard	Northeast, 122m ² , 676×1800cm
Shed	Indoor
Shed facilities	Electricity
Garage type	Indoor
Capacity	1
Sizes	19m ² , 360×530

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Het Kerkehout Wassenaar

English translation

SPLIT-LEVEL FAMILY HOME with a playful layout and divided over 4 floors. This great family home offers five bedrooms, two bathrooms, and a large indoor garage.

LIVING

A few steps outside lead to the front door on the elevated ground floor.

Here, the hallway gives access to the living room with a cosy fireplace. At the back, the living room has a door to the southeast-facing terrace and back garden with an outdoor fireplace and a back gate.

COOKING

This split-level house has a playful layout and the kitchen can either be reached directly from the hallway or via a few steps from the living room. The kitchen-diner includes various built-in appliances and is positioned at the front of the house, overlooking the street, the living room, and the green and mature back garden.

SLEEPING

The landing on the 1st floor leads to the master bedroom, which has access to the balcony at the front of the house. The other two bedrooms on this floor are at the back, where the smaller bedroom also has a door to the second balcony. The well-appointed bathroom – with a bath, a shower, a washbasin, and a toilet – is at the front of the house.

The staircase goes up to the 2nd floor, where you find a landing with large windows that let in lots of natural light. This floor offers two more bedrooms, both with Velux skylights that create a cosy atmosphere, and it includes the white goods connections and central heating unit.

The second bathroom features a shower, a toilet, a washbasin/vanity unit.

BASEMENT

The wonderful and quiet 5th bedroom is at the back of the basement and would also be great as a play/game room for children, or it can be turned into a comfortable study/home office as it offers lots of privacy.

The indoor garage is accessed from the basement.

OUTSIDE

The delightful terrace brings you to the generously sized and southeast-facing, sunny garden. The garden borders on some woodlands, ensuring privacy and enhancing the sense of spaciousness. The garden can also be accessed via a path leading along the back of the plot.

PARKING

The private and broad drive goes straight down to the garage (accessed via double doors).

SURROUNDINGS

The property is very centrally located, with the centre of Wassenaar, Voorschoten, and The Hague all within cycling distance. There are various (international) schools nearby, including the American School The Hague and the British School in The Netherlands. The train stations in Voorschoten and The Hague are just a few kilometres cycling. The arterial roads to The Hague, Amsterdam, and Leiden are a few minutes' drive.

HIGHLIGHTS

- Generously sized plot;
- Well-insulated house;
- All windows double-glazed;
- Recently painted window frames and woodwork;
- Split-level house with the option to create a home office;
- Private drive leading to the large garage;
- Back entrance gate;
- Favourable location, with public transport connections (bus to The Hague stopping on the doorstep) and several train stations nearby;
- Easy to reach via the frontage road and the bike tunnel underneath the N44;
- Easy access to motorways to Amsterdam and Rotterdam;
- Well-maintained and light family home with a wonderful and very private garden.
- Constructed in 1979;













