



Hoogheemraadstraat 77
2241 CD Wassenaar

€ 575.000 k.k.

Price	€ 575.000 k.k.
Decoration	Partly furnished
Status	Sold
Acceptance	In consultation
House type	Single family, corner house
Build type	Existing
Year of construction	1979
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	Near park, near busy road, near quiet road, in residential area
Living surface	120m ²
Plot surface	197m ²
Volume	422m ³
Rooms	5
Bedrooms	4
Bathrooms	2
Floors	3
Facilities	Cable tv, skyline
Energy label	C
Isolation	Wall insulation, floor insulation, insulated glazing, hr-glass
Hot water	Central heating
Heating	Central heating
Furnace	Combi ketel (combined furnace, owned)
Balcony	Yes
Garden	Backyard, frontyard
Backyard	Southwest, 71m ² , 780×910cm
Shed	Extension, wood

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Hoogheemraadstraat 77 - Wassenaar

Step inside this well-maintained 3-layer corner house, located in the popular and child-friendly neighborhood 'Groot Deijlroord en Ter Weer' in Wassenaar. This charming corner house offers you a sea of privacy thanks to its unique location, a spacious sunny backyard facing southwest, and a beautiful green environment with well-kept flower beds and mature trees. In addition, you have a spacious shed and a handy back entrance, perfect for storing bicycles.

The house is ready to move into immediately. The playful U-shaped living/dining room with patio doors to the garden makes it possible to seamlessly merge indoors and outdoors. The modern semi-open kitchen, equipped with built-in appliances, offers everything you need to prepare delicious meals.

With 3/4 bedrooms and 2 complete bathrooms, there is enough space for the whole family. The first floor has a spacious master bedroom with a built-in wardrobe and a sunny balcony, ideal for enjoying the morning sun. The second floor offers a multifunctional space that can be divided according to your own wishes, for example as an extra bedroom or study.

Layout:

Via private front garden, entrance house. hall, meter cupboard, playful U-shaped living/dining room with patio doors to a lovely back garden facing southwest with rear entrance. Next to the rear entrance there is also a shed ideal for storing bicycles. From the dining room access to a modern semi-open kitchen with built-in appliances, refrigerator, oven, induction hob and extractor hood. From the living/dining room access to an intermediate hall, access to a toilet with a washbasin. stairs to the first floor.

1st floor:

Landing, spacious master bedroom with a built-in wardrobe and patio doors to a spacious sunny balcony. spacious back room now used as a children's room with a view over the garden. neat bathroom with bath, sink and toilet. stairs to the 2nd top floor.

2nd floor:

Landing with space for washing machine and dryer with enough space for ironing board and lots of storage options. 2nd bathroom with sink, walk-in shower and skylight, Spacious bedroom with dormer window at the front and rear. This room can easily be divided into two bedrooms and is now used as a study.

This house is located in a quiet neighborhood with only destination traffic, making it a safe environment for children to play. Within a few minutes you can walk to various schools, including the nearby American school, and the cozy center of Wassenaar with its varied range of shops, terraces and restaurants.

Special features:

- Child-friendly and quiet location in a dead-end street;
- Corner house with lots of privacy;
- Front and back garden on the sunny southwest;
- Spacious shed and back entrance;
- Ample parking space next to the house;
- Energy label C, fully equipped with double glazing;
- 3/4 bedrooms and 2 bathrooms;
- Modern kitchen and playful living/dining room;
- CV combi boiler;
- Delivery in consultation.

This home combines space, comfort and an ideal location in a popular neighborhood. Come and see and be surprised by what this

unique home has to offer.





















