



Van Boetzelaerlaan 189
2581 AT Den Haag

€ 995.000 k.k.

Price	€ 995.000 k.k.
Status	Available
Acceptance	In consultation
House type	Town house, terraced house
Build type	Existing
Maintenance inside	Good
Maintenance outside	Good
Living surface	228m ²
Plot surface	159m ²
Other surface	13m ²
Volume	945m ³
Rooms	8
Bedrooms	6
Bathrooms	2
Floors	3
Facilities	Skyline, natural ventilation
Energy label	G
Hot water	Central heating
Heating	Central heating
Garden	Backyard
Backyard	East, 97m ² , 7×15cm
Shed	Free standing, wood

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Van Boetzelaerlaan 189, The Hague (Statenkwartier)

Located on the prestigious Van Boetzelaerlaan, in the most desirable part of the much-loved Statenkwartier, stands this imposing townhouse with approximately 228 m² of living space. This exceptional property features numerous original and classical details and boasts a rear garden of no less than 15 meters deep, a true rarity in this neighborhood. The house includes multiple bathrooms and is situated in a prime location, just steps from the charming Frederik Hendriklaan "de Fred," and within cycling distance of both Scheveningen Beach and The Hague's vibrant city center.

This elegant home is located in the chic Geuzen/Statenkwartier, a highly sought-after area renowned for its grand townhouses, beautiful parks, sand dunes, and its proximity to the beach. The neighborhood is also popular among embassies and international organizations. Several renowned schools, museums, and cultural institutions are nearby. Right behind the house lies the lively Frederik Hendriklaan, home to a variety of quality shops and boutiques, as well as cozy cafés, restaurants, and terraces.

The property is easily accessible by public transport, with tram lines 11 and 16, and bus 24 stopping nearby. While everything is within convenient cycling distance, the house is also well-connected to major highways, with quick access to the A4, A12, and A13 via Johan de Wittlaan, Plesmanweg, and the Utrechtsebaan.

Layout: The stately entrance at street level leads you into the impressive vestibule, where the beautiful stained glass, marble floor, and classic wooden staircase immediately catch the eye. There is also a separate toilet with a fountain. The grand en-suite living room exudes elegance, featuring richly decorated ornamental ceilings and an authentic sliding separation with built-in cabinets. The spacious front room is bathed in natural light through the high bay windows, while the rear of the house offers access to the sunny 15-meter-deep garden through French doors.

The generous, closed kitchen is also located at the rear and provides direct access to the beautifully landscaped garden. The garden's secluded setting, surrounded by mature trees, ensures both privacy and optimal sunlight.

On the first floor, the landing leads to two large bedrooms, separated by en-suite sliding doors. These rooms are currently used separately, but together they can form a luxurious master bedroom. The rear bedroom, with access to the balcony, also has direct access to the stylish bathroom with a bathtub, shower, and toilet. A third, spacious bedroom is located at the front of the house.

An elegant staircase leads to the second floor, where a bright landing with a skylight provides access to three additional bedrooms. A second bathroom, featuring a shower, and a separate toilet are also found on this floor. The front bedroom comes with its own private balcony.

Features:

Delivered in its current state (as-is);

Prime location;

Unique 15-meter-deep garden;

Approximately 228 m² of living space;

Rich in original details;

Basement;

Spacious living and dining rooms;

Large bedrooms;

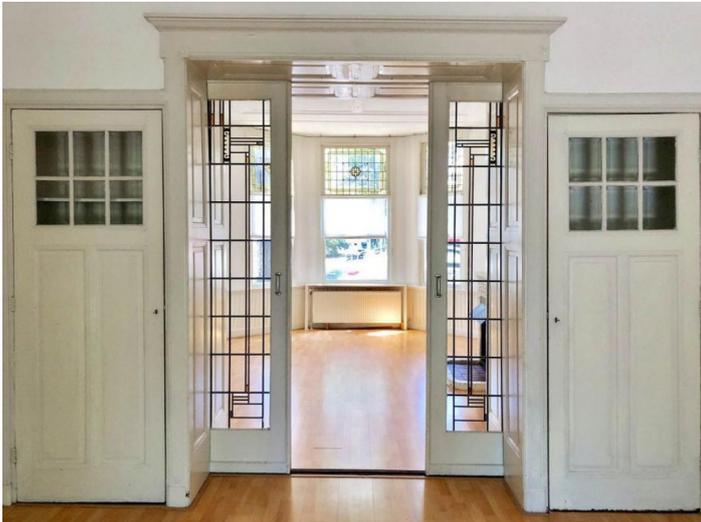
Two bathrooms;

Freehold property;

Immediately available.

This exclusive townhouse, located in one of The Hague's most prestigious areas, is certainly worth a viewing. You are warmly invited for a no-obligation tour.



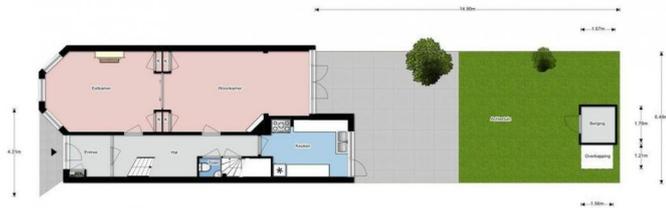




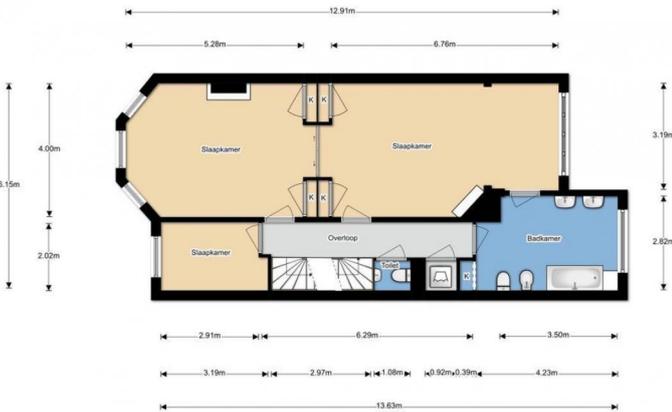




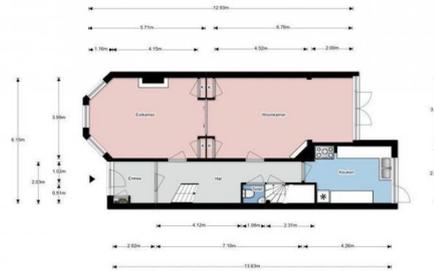




Van Botzellelaan 189, Den Haag | Parkeer
De meetstructuur is opgesteld conform de BSM welke gebaseerd is op de NEN 2580. Ondanks een zorgvuldige meting kan de opgegeven gebruiksovername afwijken van de realiteit. De meetstructuur biedt ruimte voor verschillen in uitkomsten door o.a. afrondingen en beperkingen bij uitvoeren van de meting. Metingen zijn verricht volgens de richtlijnen van de NVM.



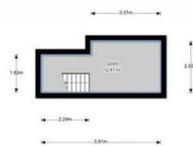
Van Botzellelaan 189, Den Haag | 1e Verdieping H=3.11 m
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Van Botzellelaan 189, Den Haag | Parkeer grond H=3.17 m
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Van Botzellelaan 189, Den Haag | 3e Verdieping H=3.07 m
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G001 Van Botzellelaan 189, Den Haag | H=2.17 m
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