



**Bloemcampiaan 42**  
**2244 EE Wassenaar**

**€ 3.950 p.m. ex.**

<b>Price</b>	€ 3.950 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>House type</b>	Single family, duplex
<b>Build type</b>	Existing
<b>Year of construction</b>	1938
<b>Maintenance inside</b>	Good
<b>Maintenance outside</b>	Good
<b>Location</b>	Near quiet road
<b>Living surface</b>	235m <sup>2</sup>
<b>Plot surface</b>	706m <sup>2</sup>
<b>Other surface</b>	40m <sup>2</sup>
<b>Volume</b>	920m <sup>3</sup>
<b>Rooms</b>	9
<b>Bedrooms</b>	5
<b>Bathrooms</b>	2
<b>Floors</b>	3
<b>Facilities</b>	Mechanical ventilation, cable tv
<b>Energy label</b>	G
<b>Isolation</b>	Partial insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	(combined furnace, owned)
<b>Balcony</b>	Yes
<b>Garden</b>	Backyard, frontyard, side garden
<b>Backyard</b>	Southwest, 300m <sup>2</sup> , 1000×3000cm
<b>Shed</b>	Extension, wood
<b>Garage type</b>	Free standing, stone
<b>Capacity</b>	1

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For Rent: Beautiful Semi-Detached House at Bloemcamplaan 42, Wassenaar

This exceptional, spacious semi-detached house is located in the highly desirable area of Nieuw-Wassenaar, a child-friendly and green neighborhood known for its tranquility and proximity to the center of Wassenaar. The property offers the perfect balance of character and modern comfort, making it ideal for families seeking space and style.

With a living area of no less than 264 m<sup>2</sup> and a generous plot size of 706 m<sup>2</sup>, this home offers ample room for comfortable family living. The house retains original, distinctive features that add to its authentic charm, such as stunning stained-glass windows, the classic ensuite separation, an elegant staircase, and beautiful wooden herringbone flooring on the ground floor. These details give the home a unique and warm atmosphere, while still meeting modern standards of comfort.

#### Layout:

The house has a practical layout that offers a perfect balance between privacy and sociability. The entrance is located on the side of the house, with a well-maintained front garden and a private driveway that provides parking for multiple cars. Upon entering the hallway, you are greeted by the spacious former ensuite living and dining room with the characteristic separation that beautifully connects the two areas. Here, you can enjoy the charming details such as stained glass and high ceilings. Large windows flood the space with natural light and provide views of the beautiful backyard.

From the living room, you have access to a spacious study, ideal for working from home or as a reading room. Adjacent is the modern, closed kitchen equipped with high-quality built-in appliances. The kitchen leads to a practical laundry room, which also features connections for a washing machine and dryer.

The elegant staircase leads to the first floor, where you will find three spacious bedrooms. The master bedroom is particularly large and features an en-suite bathroom with a bathtub, showerhead, and double washbasin. The other two bedrooms on this floor are also of good size and offer many possibilities, including access to a large balcony with views over the garden. The second floor features two more large bedrooms, a separate bathroom with a shower and washbasin, as well as a spacious storage room that provides plenty of storage space.

#### Special Features:

- Located in the prime area of quiet and child-friendly Nieuw-Wassenaar
- Nine rooms, including five bedrooms
- Many characteristic details such as stained glass, ensuite separation, and wooden herringbone flooring
- Large backyard, perfect for sunny days (garden facing southwest)
- Private driveway with ample parking space
- The house is being rented out unfurnished, but with beautiful herringbone flooring on the ground floor
- Available from January 1, 2025
- Rent: €3,950 per month, excluding gas, water, electricity, and internet
- Security deposit of €3,950

This home offers not only space and comfort but also a unique atmosphere that is rarely found. Its location in Nieuw-Wassenaar makes it the ideal choice for families looking for a quiet yet well-connected place to live.

Contact us today to schedule a viewing!















