



Het Kerkehout 3
2245 XM Wassenaar

€ 3.450 p.m. ex.

Price	€ 3.450 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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For Rent: Playful Split-Level Family Home at Het Kerkehout 3, Wassenaar

Located in a prime area of Wassenaar, surrounded by greenery and offering a fantastic sense of privacy, this unique split-level home is a spacious family residence spread across four levels. Featuring five bedrooms, two bathrooms, and a generous attached garage, this home is ideal for families seeking character, space, and a playful layout. The sun-drenched backyard, the distinctive split-level design, and the quiet location make this property an excellent choice for comfort and relaxation.

LIVING

The home is accessed via an outdoor staircase leading up to the entrance on the beletage. Upon entering, you'll find a hallway leading to the living room, complete with a cozy open fireplace. The living room opens onto a sunny terrace and a beautiful garden facing southeast, with an outdoor fireplace and a gate at the back for easy access. The garden backs onto a green forest edge, offering a feeling of freedom and privacy.

COOKING

Thanks to the playful split-level design, the kitchen can be reached either from the hallway or from the living room via a small staircase. The spacious kitchen is equipped with various built-in appliances and provides ample space for a dining table. From the kitchen, you can view the street side and also enjoy the connection with the living room and the green garden at the back.

SLEEPING

On the first floor, you will find the master bedroom, which has access to a balcony at the front of the house. At the rear of the first floor, there are two additional bedrooms, one of which has access to a balcony. The neat bathroom on this floor is equipped with a bathtub, shower, washbasin, and toilet.

On the second floor, you enter a landing with large windows, allowing plenty of natural light to flood the staircase. This level includes two more bedrooms, both featuring Velux skylights, adding a cozy and intimate atmosphere. The second bathroom on this floor is fitted with a shower, toilet, and washbasin. The laundry room offers space for both a washing machine and a dryer, with the boiler located in this room as well.

BASEMENT

At the quiet rear of the basement is the fifth room, which is perfect for a game room, playroom for children, or a private home office. This room offers a great deal of privacy and is ideal for those seeking a quiet, separate space. The basement also provides direct access to the garage.

OUTSIDE

The backyard is a true oasis: spacious, sunny, and facing southeast. The garden backs onto a forested area, which ensures a feeling of openness and privacy. The terrace is perfect for enjoying sunny days, and there is an access path at the back, providing additional convenience.

PARKING

The property features its own wide driveway leading to the garage, which has double doors and offers plenty of space for a car, as well as extra storage.

SURROUNDINGS

The home is centrally located, with the centers of Wassenaar, Voorschoten, and The Hague just a short bike ride away. Several (international) schools are also nearby, such as the American School and the British School. The train station in Voorschoten, as well as the centers of Wassenaar, Voorschoten, and The Hague, are all easily accessible by bike. By car, major roads leading to The Hague,

Amsterdam, and Leiden are just minutes away. The property has excellent public transport connections, with a bus stop to The Hague practically right at the doorstep. There are also great cycling routes, with a side road and a bike tunnel under the N44, providing quick access for cyclists.

HIGHLIGHTS

- Spacious plot with a sunny garden
- Well-insulated home
- Double-glazed windows throughout
- Recently painted window frames and woodwork
- Split-level design with the possibility for a home office
- Large garage with its own driveway
- Backyard access via a rear gate
- Convenient location with excellent public transport links (bus to The Hague stops right in front of the house)
- Good access to major roads and highways to Amsterdam and Rotterdam
- Well-maintained, sunny home offering excellent privacy
- Year of construction: 1979
- Rent: Excluding utilities (gas, water, electricity)
- Available immediately

This home offers the perfect combination of space, atmosphere, privacy, and a fantastic location. It is ideal for a family looking for a spacious home in a green and quiet area, with all necessary amenities just a short distance away.

Contact us today to schedule a viewing!













