



Het Kerkehout 3
2245 XM Wassenaar

€ 3.450 p.m. ex.

Price	€ 3.450 p.m. ex.
Status	Draft
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
Energy label	D
Isolation	Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	(combined furnace, owned)
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: Unique Split-Level Family Home in Green Wassenaar – Het Kerkehout 3

An oasis of peace, space, and comfort, surrounded by nature

Located in a prime and leafy area of Wassenaar, this distinctive split-level family home offers a perfect combination of privacy, character, and space. Spread across four levels, the home features no less than five bedrooms, two bathrooms, a spacious internal garage, and a playful layout that gives the house a unique charm. The sunny southeast-facing garden, the quiet forest-edge location, and the thoughtful design make this a dream home for anyone seeking comfort, light, and tranquility.

Layout

Beletage – Light-filled living

An elegant outdoor staircase leads to the beletage and the front entrance. Upon entering, you're welcomed into a spacious hallway that flows into the cozy living room, complete with a charming fireplace and sliding doors opening onto the sunny terrace and garden. The garden, with a built-in outdoor fireplace, faces southeast and borders a peaceful forest, offering exceptional privacy and a stunning green view.

Split-level kitchen – Cooking in style

A short staircase leads down to the spacious kitchen, which sits at a slightly lower level than the living room. This playful split-level design adds unique character to the home. The kitchen is fitted with various built-in appliances and offers plenty of space for a dining table. It overlooks the quiet street and maintains an open connection to the living area and garden, making it a warm and inviting space for family meals and entertaining.

First floor – Sleeping and relaxing

On the first floor, you'll find the spacious master bedroom with access to a balcony overlooking the calm residential street. Two additional bedrooms are located at the rear, one of which also has access to a balcony. The well-maintained bathroom on this floor includes a bathtub, separate shower, washbasin, and toilet.

Second floor – Light and atmosphere

A staircase filled with natural light leads to the second floor, where you'll find two cozy bedrooms with Velux skylights, adding warmth and charm. The second bathroom is equipped with a shower, toilet, and washbasin unit. There is also a practical laundry room with space for both a washing machine and dryer, as well as the central heating system.

Basement – Work or play in peace

At the quiet rear of the basement is the fifth room, ideal for use as a home office, children's playroom, or gaming space. This room offers great privacy and has direct access to the spacious garage with double doors—perfect for those who need a quiet spot to focus or relax.

Garden – Green and sun-drenched

The southeast-facing backyard is a true haven, spacious and sunlit throughout the day. With direct access to the surrounding forest and a rear gate for convenience, this outdoor space offers peace, privacy, and the perfect setting for summer gatherings.

Parking and accessibility

The home includes a wide private driveway that leads to the garage, offering ample space for parking and storage. Located in a quiet yet highly convenient area, the property is just a short bike ride from the centers of Wassenaar, Voorschoten, and The Hague. Prestigious international schools such as the American School and British School are nearby. Public transport is excellent, with a bus stop just steps from the front door, and major highways to The Hague, Amsterdam, and Rotterdam are easily accessible.

Highlights:

- Spacious plot with a sunny garden (southeast-facing)
 - Well-insulated and well-maintained throughout
 - Double glazing in all windows
 - Recently repainted woodwork and window frames
 - Unique split-level design with great potential for a home office
 - Large internal garage with private driveway
 - Rear garden access via a back gate
 - Ideal location near public transport, international schools, and main roads
 - Construction year: 1979
 - Rent: excluding gas, water, and electricity
 - Available immediately
- A rare opportunity for families or expats looking for a spacious, stylish home in a peaceful green setting, with all amenities within easy reach. Contact us today to schedule a viewing and experience this exceptional home for yourself.













