



Baerz & Co
LUXURY HOMES

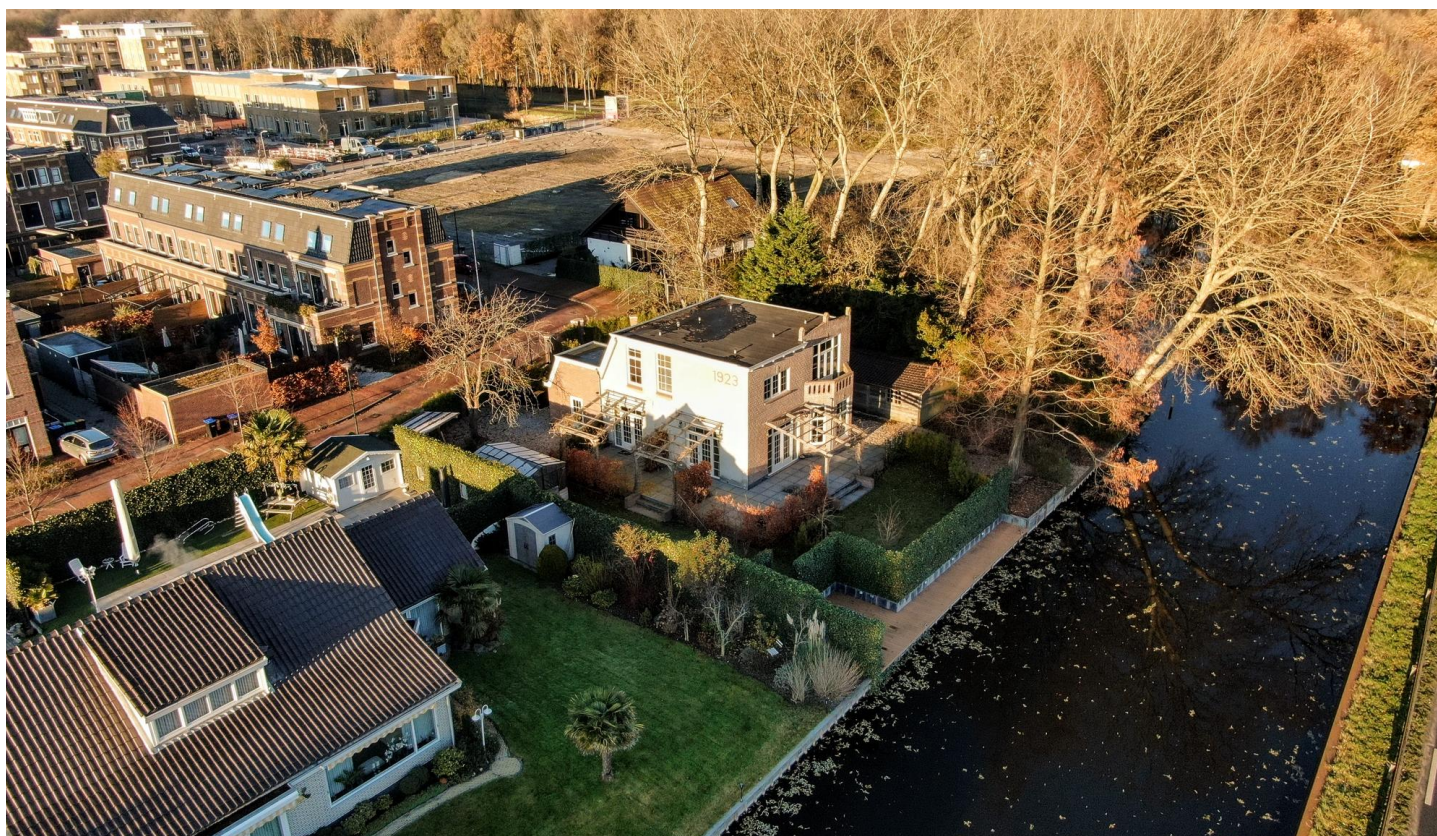
INTERNATIONAL

'S-GRAVENHAGE

Boomaweg 19 - 2553 EA

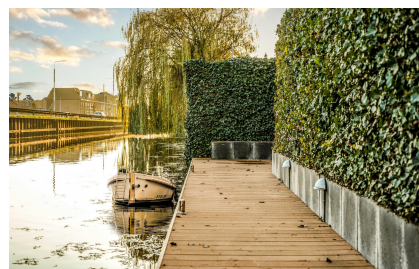
Netherlands

€1,295,000 k.k.



Makelaarschap

Onderdeel van **PRTIRS**

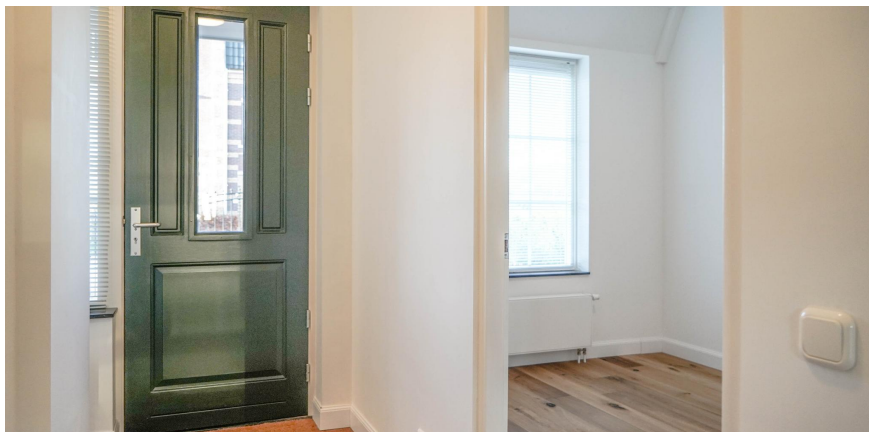


Makelaarschap - Elburg

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Boomaweg - 2553 EA

ASKING PRICE

€1,295,000 k.k.

Status beschikbaar

Acceptance in overleg

CONSTRUCTION

Kind of house Villa, vrijstaande woning

Building type bestaande bouw

Construction period 1923

Particulars

SIZES AND LOCATION

Living area 180 m²

Other indoor space 16 m²

External storage space 45 m²

Exterior attached space 2 m²

Volume 711 m³

Plot size 982 m²

Location aan water, in woonwijk, open ligging



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Boomaweg - 2553 EA

LAYOUT

Rooms	6
BedRooms	5
BathRooms	1
Floors	2

ENERGY

Class	B
Index	
End date	2032-12-30

MISCELLANEOUS

Insulation	dakisolatie, dubbel glas
Type of roof	plat dak
Inside maintenance	goed
Outside maintenance	goed

C.H.

Heating	cv ketel
Fuel	gas

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Boomaweg - 2553 EA

Ownership	eigendom
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Combined boiler	1
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Hot water	cv ketel
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SHED

Type	vrijstaand hout
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Amount	1
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GARAGE

Type	geen garage
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GARDEN

Gardens	tuin rondom
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Total surface	850 m²
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Main garden	tuin rondom
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PARKING

Facilities	op eigen terrein
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Boomaweg - 2553 EA

DESCRIPTION

A waterfront home! If that appeals to you, make sure to schedule an appointment to view this charming and unique home set on a generous 982 sqm plot of freehold land. The home was recently renovated and extended, while maintaining its original character. The property offers on-lot parking for multiple cars and you can dock your boat off your own jetty and explore the Westland area via the waterway along Nieuweweg. The home is within walking distance of Madestein recreational area and within cycling distance of the International school of The Hague.

AREA

Boomaweg is situated in The Hague's sought-after Vroondaal neighborhood. This (predominantly) new neighborhood features many (luxury) family homes and a few apartment buildings. The ambiance is friendly, and the area is home to many families with children. Madestein recreational area offers a wide range of amenities: a lovely restaurant by the water, a watersports complex and beautiful hiking trails. Recreation is literally on your doorstep: your home is by the water and includes a private jetty. Explore the entire Wetsland area by boat. The beach is at approx. 10 minutes' cycling distance from your home. The property is in close proximity to a range of schools, including the International School of The Hague. By car, The Hague's bustling city center is approx. a 20-minute drive away, and the A4 toward Rotterdam or Amsterdam is approximately a 15-minute drive. A fabulous location that combines nature and recreation with all of the advantages of urban living..

LAYOUT

Ground floor/ garden: drive onto the lot via the steel (remote controlled) gate. The

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Boomaweg - 2553 EA

property has room for on-lot parking of 4 to 5 cars. The entrance to the home is at the front. The hall includes the meter cupboard and access to a modern restroom with a toilet and washbasin. The hall also leads to a study/bedroom at the front (allowing for single-level living). The spacious living room at the rear features numerous windows and a bay that allow daylight to pour in. French doors open to the backyard, and a centrally positioned beautiful dual aspect fireplace, which can serve as a natural division between the sitting and dining areas. Stairs lead down to a large (wine) cellar. The living room leads to the spacious kitchen with a breakfast bar and a range of built-in appliances, including a Boretti oven with a 6-burner range. The kitchen connects to a large utility room with a built-in closet that accommodates the central heating unit (can be converted into a bathroom.) Also access to the loft via a loft ladder. The entire ground-floor level features plaster wall finishes and the living room and hall are fitted with stunning wooden flooring. The house is set almost at the center of the plot, so that the garden wraps around the home while the stunning hedge offers optimized privacy. Do you dream of docking your boat off your own garden? 19 Boomaweg can make your dream come true! The garden also includes an extremely generous wooden shed and a greenhouse.

First floor: hardwood stairs lead from the living room to the spacious landing. At the rear of the home, this level accommodates two bedrooms. One of the rear rooms has French doors that open to a balcony. There are two more good-sized bedrooms at the front and a centrally positioned bathroom. The bathroom features beautiful finishes, with a double sink, smooth plaster wall finishes, and stunning mosaic tiling.

It would be our pleasure to accompany you for a full tour of this home!

SPECIFICATIONS

- Built in 1923;

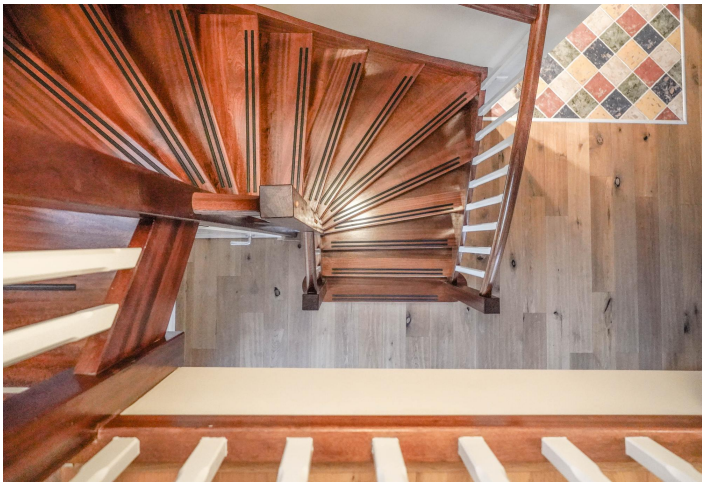
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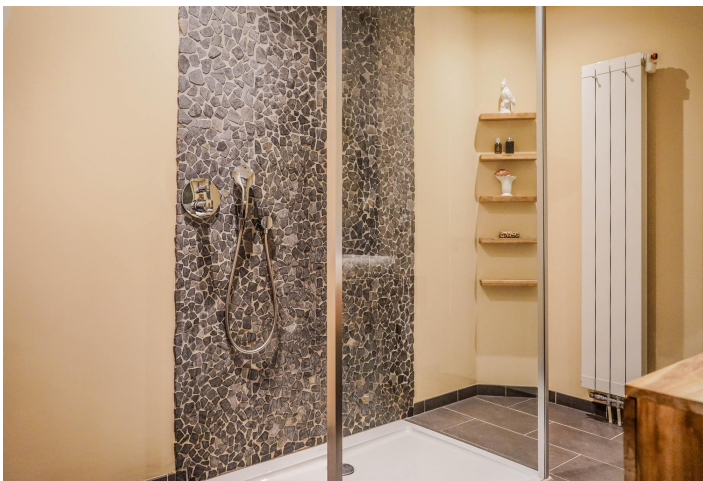
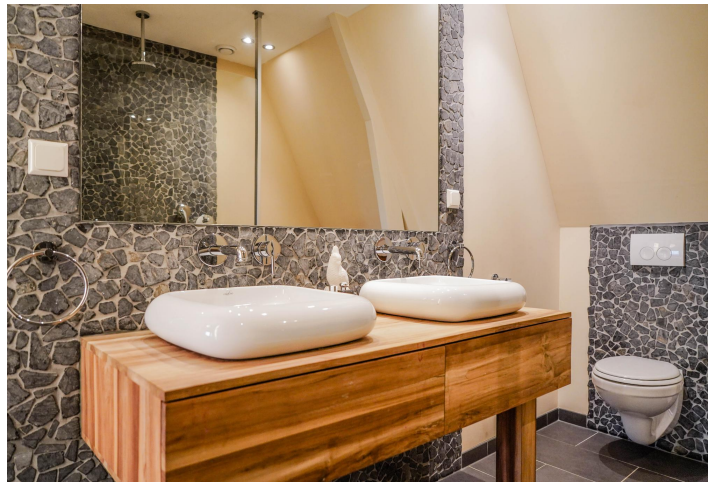
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- Recently renovated;
- Extended at the front;
- Optional private practice space with an individual entrance;
- Usable residential floor area approximately 180 sqm (not including the cellar and outbuildings);
- Large 982 sqm plot;
- Freehold property;
- Energy label B;
- Partial insulated glazing;
- Large (wine) cellar;
- Ample on-lot parking;
- Quick closing negotiable;
- Several schools nearby;
- Arterial roads at 15 minutes' driving distance;
- Property age and materials clause apply.







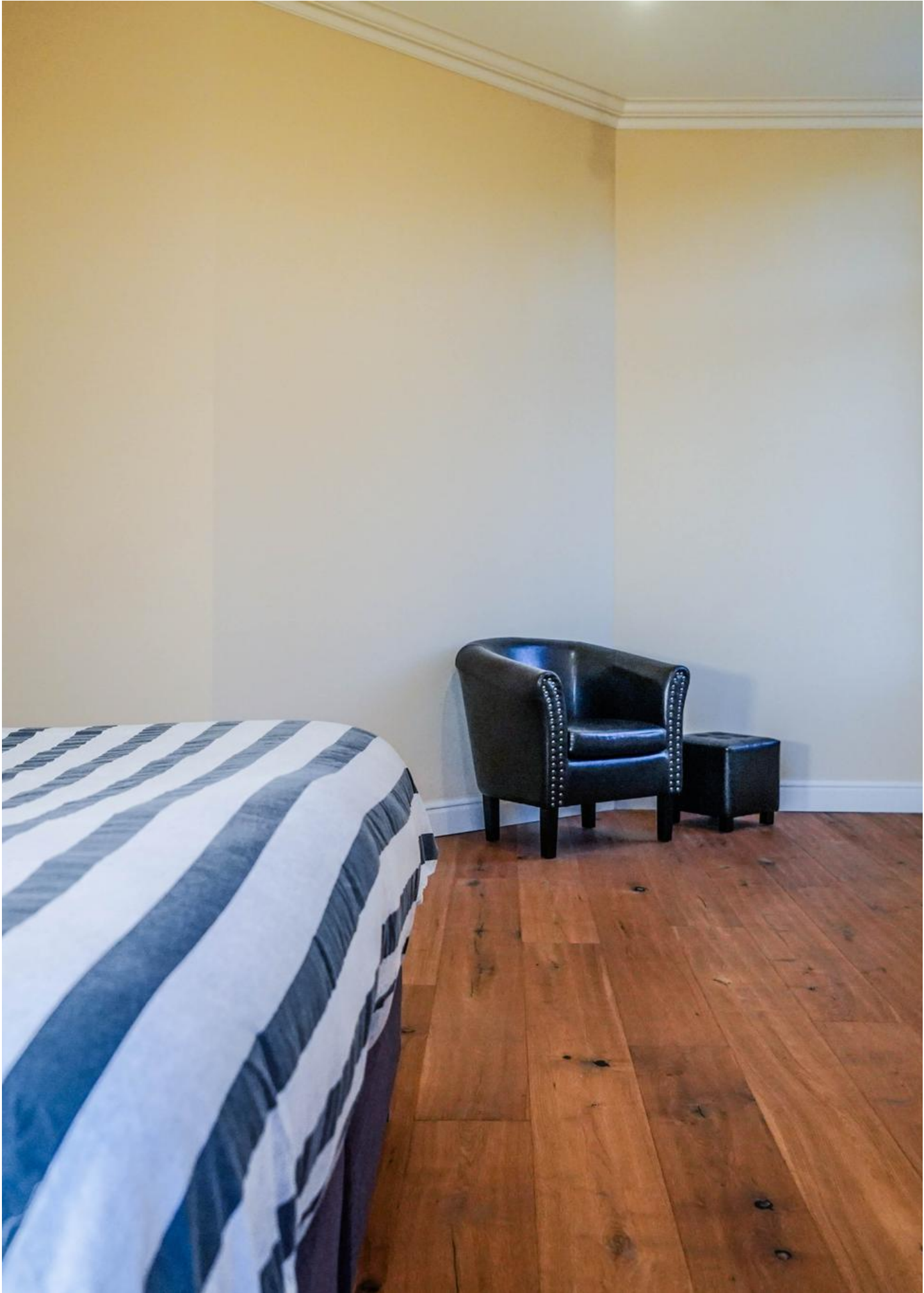


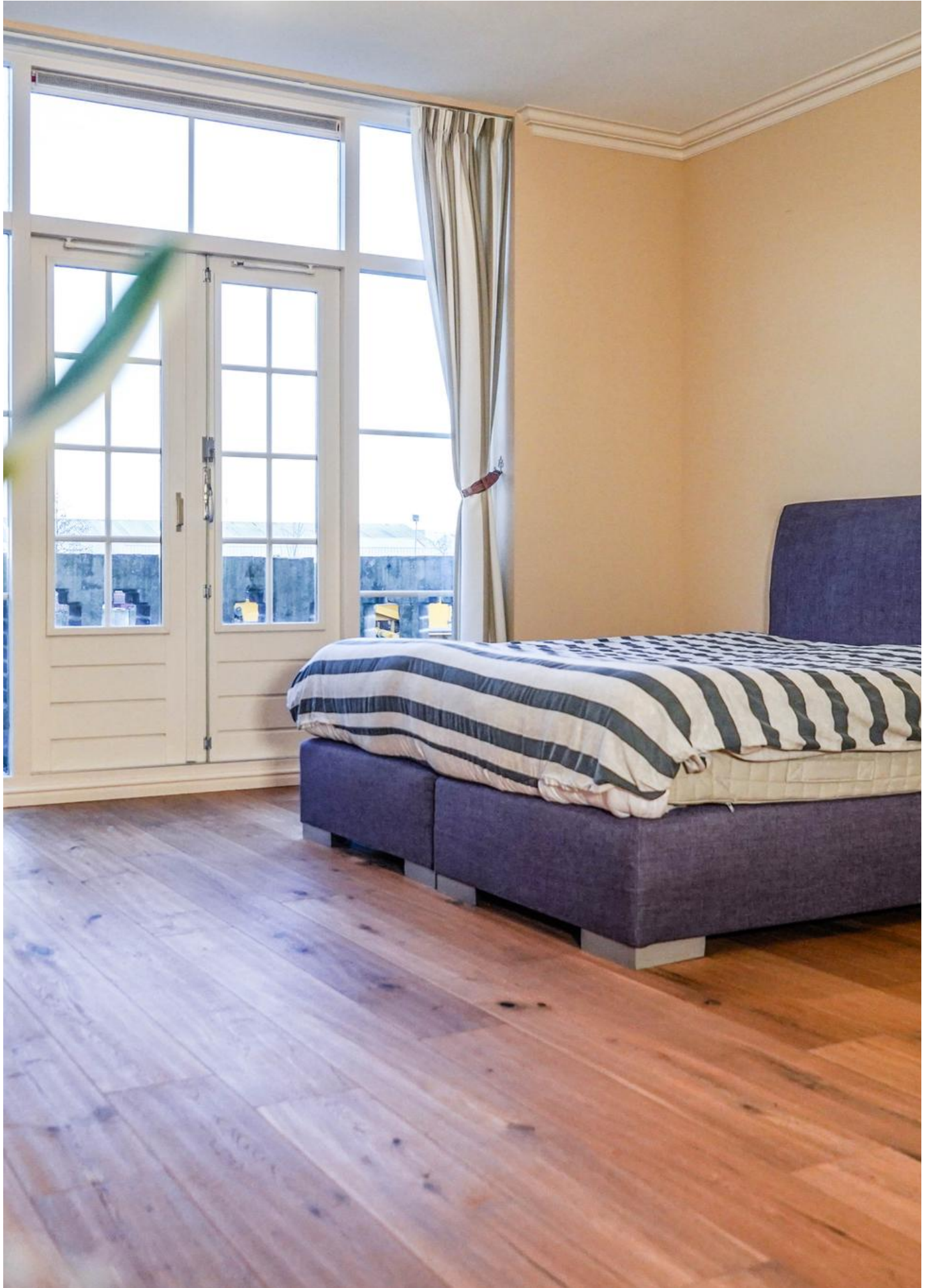


















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