Hekking
NVM MAKELAARS

For sale



Konijnenlaan 53 A
2243 EP Wassenaar

Bankastraat 66
2585 EP Den Haag

Telefoon +31 (0)70 - 404 98 98
e-mail info@hekking.nl

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Features

Status	Sold
Acceptance	In consultation
House type	Villa, detached house
Build type	Existing
Year of construction	1967
Location	Near quiet road, clear view, sheltered location, in forest area
Particulars	Protected town view
Living surface	335m^2
Plot surface	2.267m^2
Other surface	37m^2
Volume	1.590m^3
Bedrooms	5
Bathrooms	4
Floors	3
Facilities	Mechanical ventilation, cable tv, outside sun screen, air conditioning, solar collector, solar panel
Energy label	A
Isolation	Roof insulation, wall insulation, insulated glazing
Hot water	Central heating
Heating	Central heating, Fireplace, Partial heated floor, Electircal heating, Wood heater
Furnace	Nefit hr 9000i (2020, combined furnace, owned)
Balcony	Yes
Garden	Garden all round
Shed	Extension, stone
Shed facilities	Electricity, water
Garage type	Free standing, stone
Capacity	4

Alle vermelde afmetingen zijn indicatief en kunnen afwijken van de werkelijkheid.

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Description

Set on an exceptionally beautiful and secluded plot of approximately 2,267 m^2, on the popular, leafy Konijnenlaan, is this detached, move-in-ready villa with a total living area of approximately 335 m^2 and a detached garage with space for several cars.
The villa is so centrally located that you can reach Amsterdam, Utrecht or Rotterdam in 40 minutes. The Meijendel dune area is within walking distance and the beach is a 15-minute cycle ride away.
There are also several schools and sports clubs in the immediate vicinity. This villa offers a wonderful combination of tranquillity, space and luxury in an absolutely prime location.

The villa was originally designed in 1967 by Ir. J. Kruger and built to a very high standard using top-quality materials. In 2022/2023, the villa was completely renovated and modernised, once again with an eye for detail and quality.
In 2024, a detached garage with a separate guest accommodation was built, after which the garden was landscaped to architectural specifications, seamlessly integrating the whole property.
The result: a stylish, spacious and highly practical villa offering optimal privacy.

ADDITIONAL INFORMATION:
* Detached villa.
* Freehold plot of 2,267 m^2.
* Refurbishment and extension in 2022/2023.
* Energy-efficient features include: HR++ double glazing, partial external wall insulation, floor insulation, cavity wall insulation, roof insulation, 14 solar panels, electric underfloor heating in bathrooms, and partial underfloor heating using water on the ground floor. and all bedrooms are equipped with air conditioning for cooling and heating.
* Spacious, dry cellar comprising storage space, wine cellar, larder and boiler room.
* Charming entrance hall with cloakroom and toilet.
* Spectacular hall with staircase featuring sun-protective glazing.
* Luxury kitchen-diner with quartzite worktop, walnut cupboards and access to a covered terrace.
* Utility room with its own side entrance and toilet.
* Living room and separate TV/study room.
* 5 bedrooms, including the garden house.
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* Walk-in wardrobe.
* Laundry room with cupboard space.
* 2 south-facing bedrooms are fitted with ‘Screenline’, integrated blinds within the double glazing.
* Very spacious underfloor-heated garage for approx. 4 cars, adjoining an independent garden house with a living room/bedroom, kitchenette, toilet and bathroom. Fully fitted with sun-protective glazing, three electrically operated skylights and sun blinds.
* Electrically operated entrance gate with camera and intercom.
* Water supply for the garden sprinkler system.
* Garden shed and timber storage.
* The garden, designed and landscaped by a landscape architect in 2024, has been designed to form an integral part of

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Description

the property.

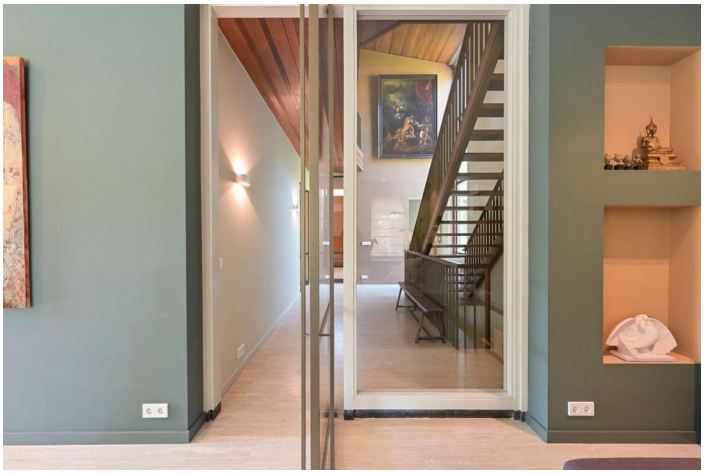
IN SHORT, a villa equipped with every luxury and convenience and ready to move into!

Although this presentation has been compiled with great care, no rights may be derived from any incorrectly stated dimensions, floor areas or other data. The information is provided for guidance only. The buyer is given the opportunity to carry out further investigations themselves or have them carried out.
Hekking NVM Makelaars acts on behalf of the seller in this matter. As a buyer, you have a duty to carry out your own due diligence; please bring your own NVM buying agent with you. Your NVM buying agent will look after your interests and save you time, money and hassle. You can find the contact details of fellow NVM buying agents in the Haaglanden region on Funda.

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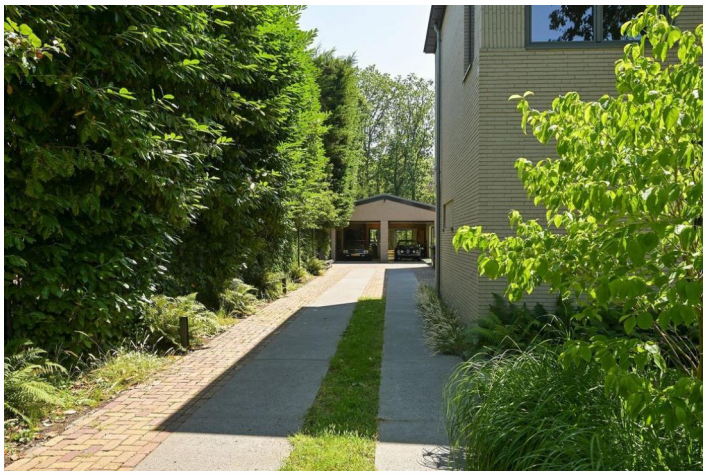
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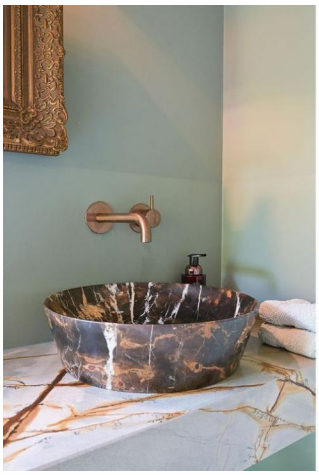
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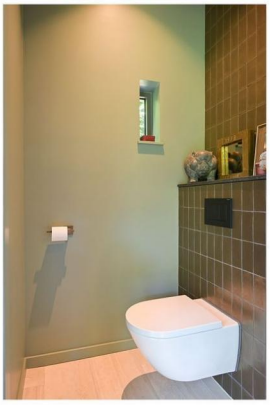
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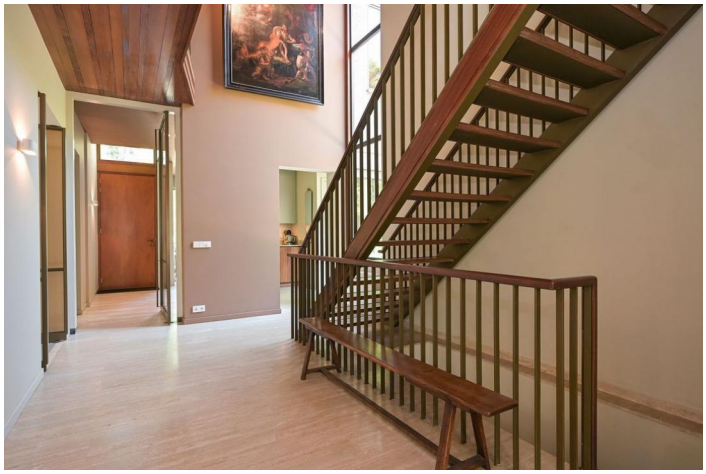










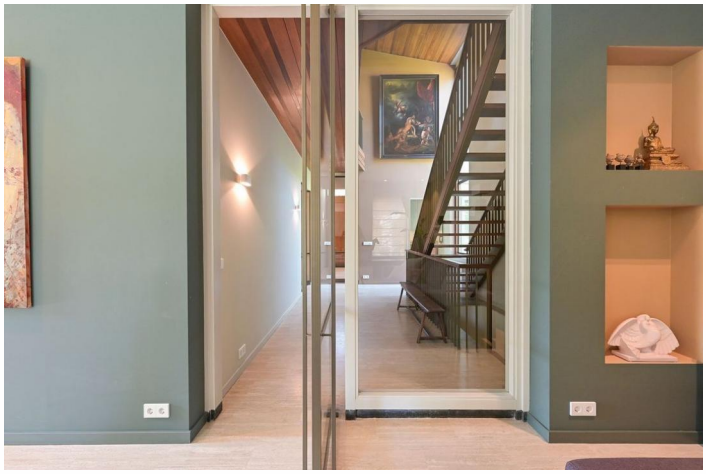



Bijkeuken met zij-entree

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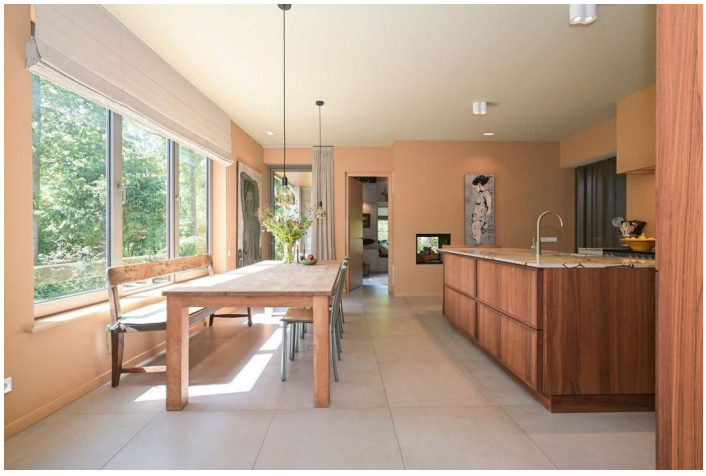














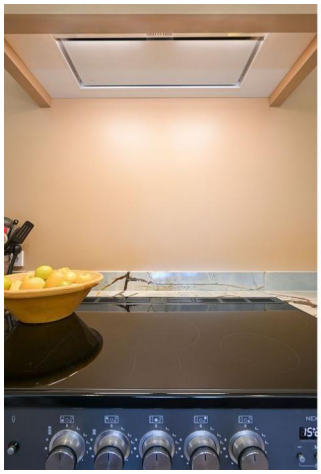
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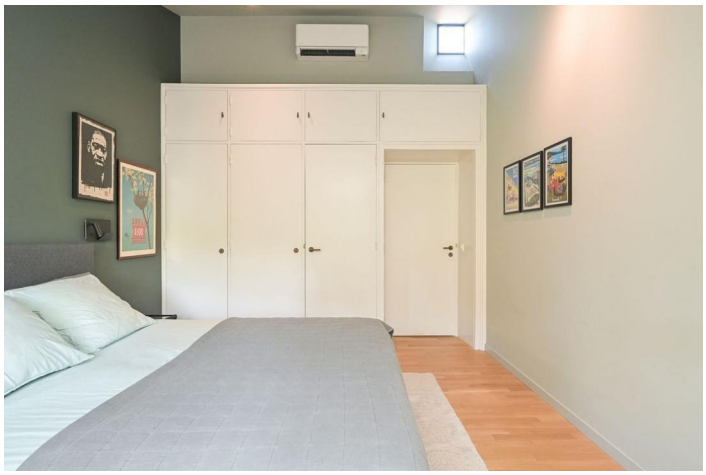
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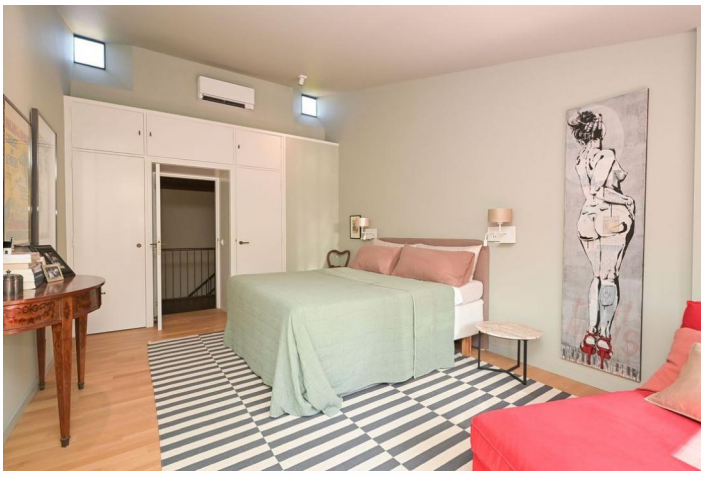
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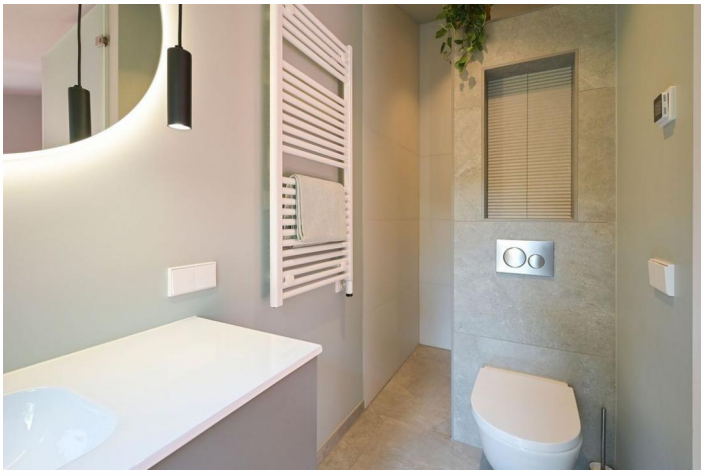












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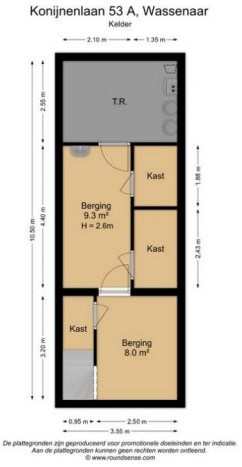












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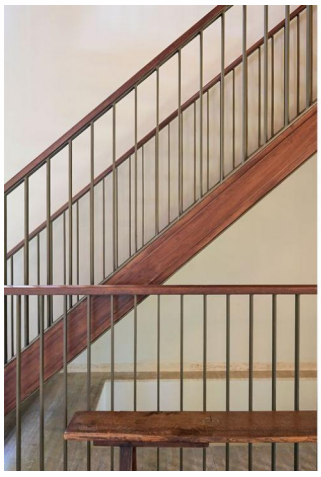
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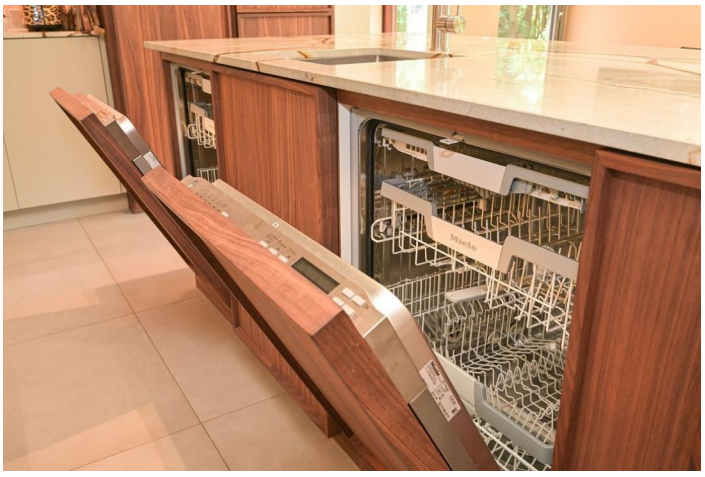
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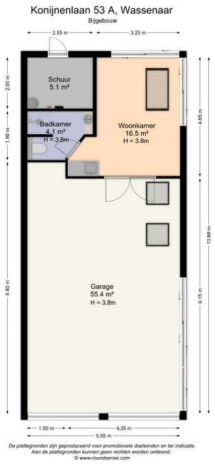












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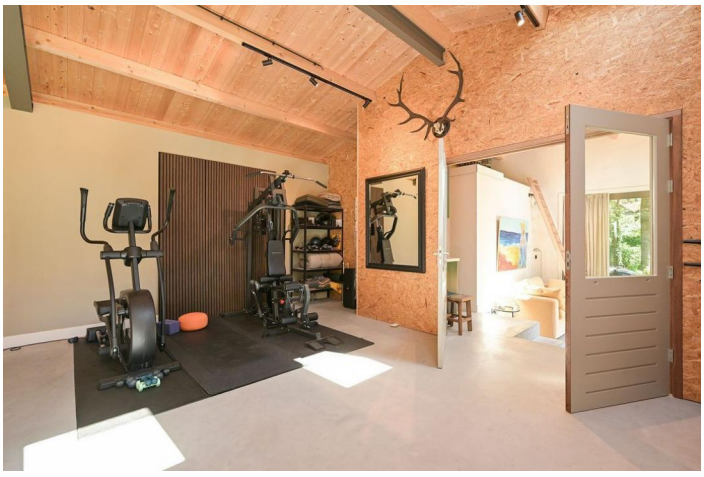
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