

TE KOOP



Van Polanenpark 214, Wassenaar

Vraagprijs € 825.000 k.k.

i4 Housing
Molenplein 2
2242 HV Wassenaar

070-5117571
www.i4housing.nl
info@i4housing.nl





“Kom binnenkijken! | Have a look inside”



> Kenmerken

Woonoppervlakte
168 m²

Perceeloppervlakte
251 m²

Inhoud
473 m³

Energie­label
D



> Omschrijving

4SALE | Spacious corner townhouse with sunny garden and spacious, luxuriously finished garage (8.71m x 3.29m)!

LIVING PLEASURE

Upon entering, you are immediately surprised by the clever layout of the stair cupboard, providing you with plenty of storage space. The spacious living-dining room invites you to create pleasant moments at home with family and friends. The house has a modern bathroom, 2 spacious bedrooms, and a dressing room that can also be used as a third bedroom or study. On the attic floor, there is a large room with a dormer, which can be used for various purposes, such as an extra bedroom, storage space, or home office. The possibilities are endless!

OUTDOOR LIVING

In the garden, you can enjoy a well-maintained backyard with a landscaped terrace. The sun shines here abundantly in the summer, so you don't need to look for entertainment outside on warm summer days! Adjacent to the backyard, you will find a spacious (8.71m x 3.29m) luxuriously finished garage, including a kitchen counter and central heating boiler.

LOCATION

Polanenpark is located in a child-friendly neighborhood, near various schools, parks, and playgrounds. Just a stone's throw away, you will find the Wassenaar watersports association and the nature playground.

GOOD TO KNOW

- Living area 168 m², plot 251 m²;
- 4 bedrooms, 3 of which are large;
- Spacious living-dining room with new facade;
- Storage room with central heating, gas boiler, and connections for washing equipment;
- Attic room with dormer;
- Luxuriously finished garage (8.71m x 3.29m);
- 2 private parking spaces next to the house.

Don't miss this opportunity!



> Details

Living space
168 m²

Plot area
251 m²

Cubic metre
473 m³

Construction year
1971



> Description

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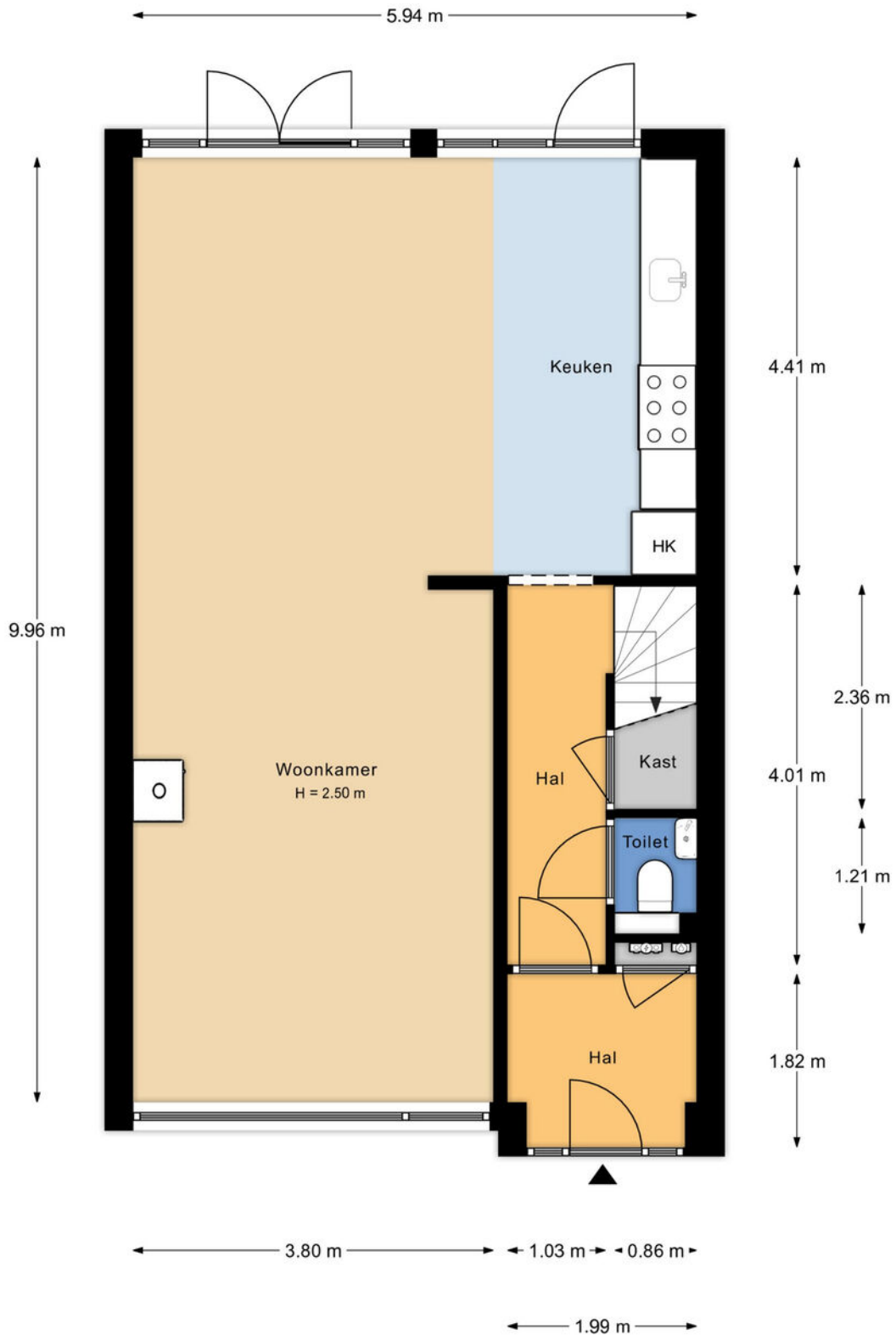






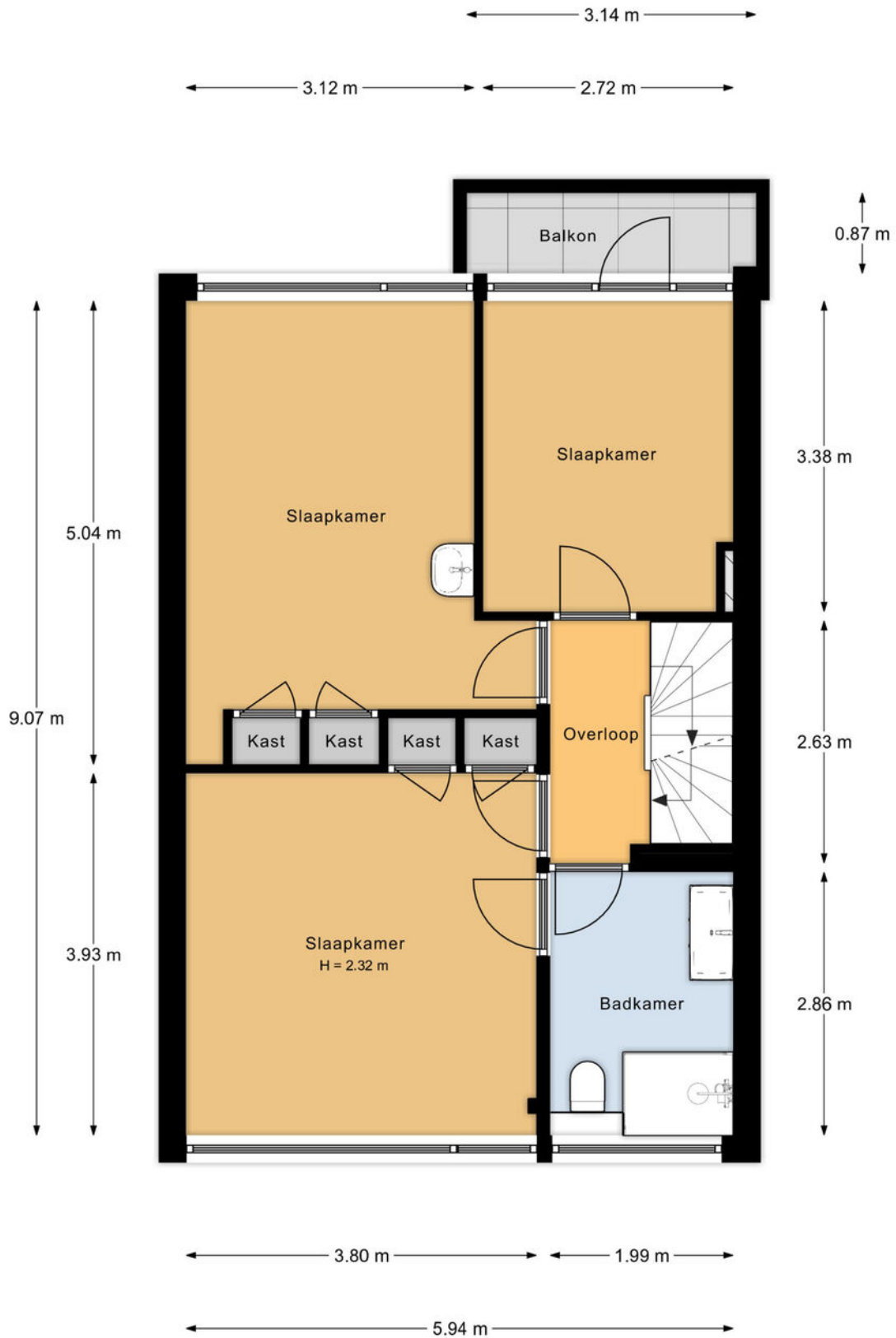
> Plattegrond

Ontdek deze woning
Discover this property



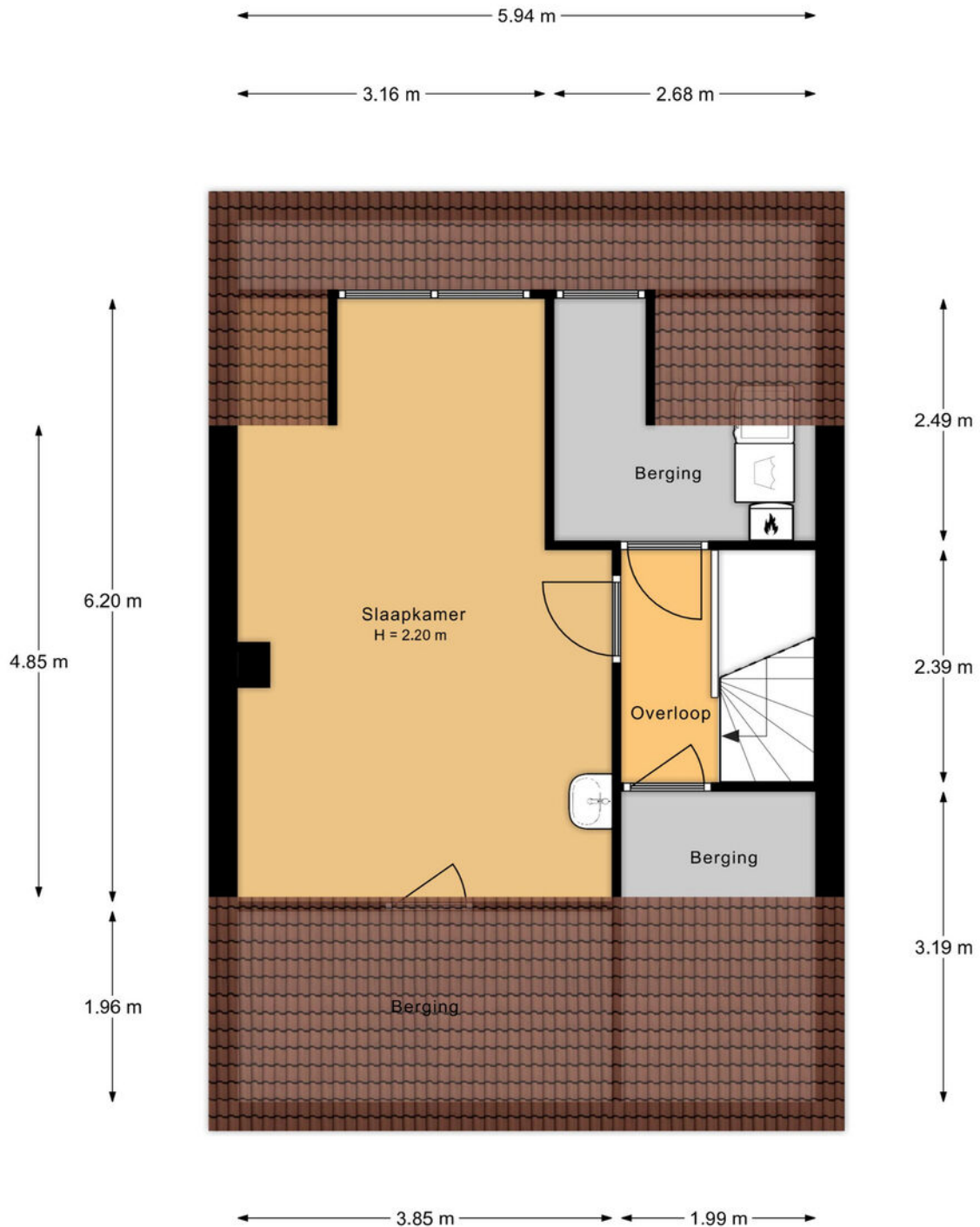
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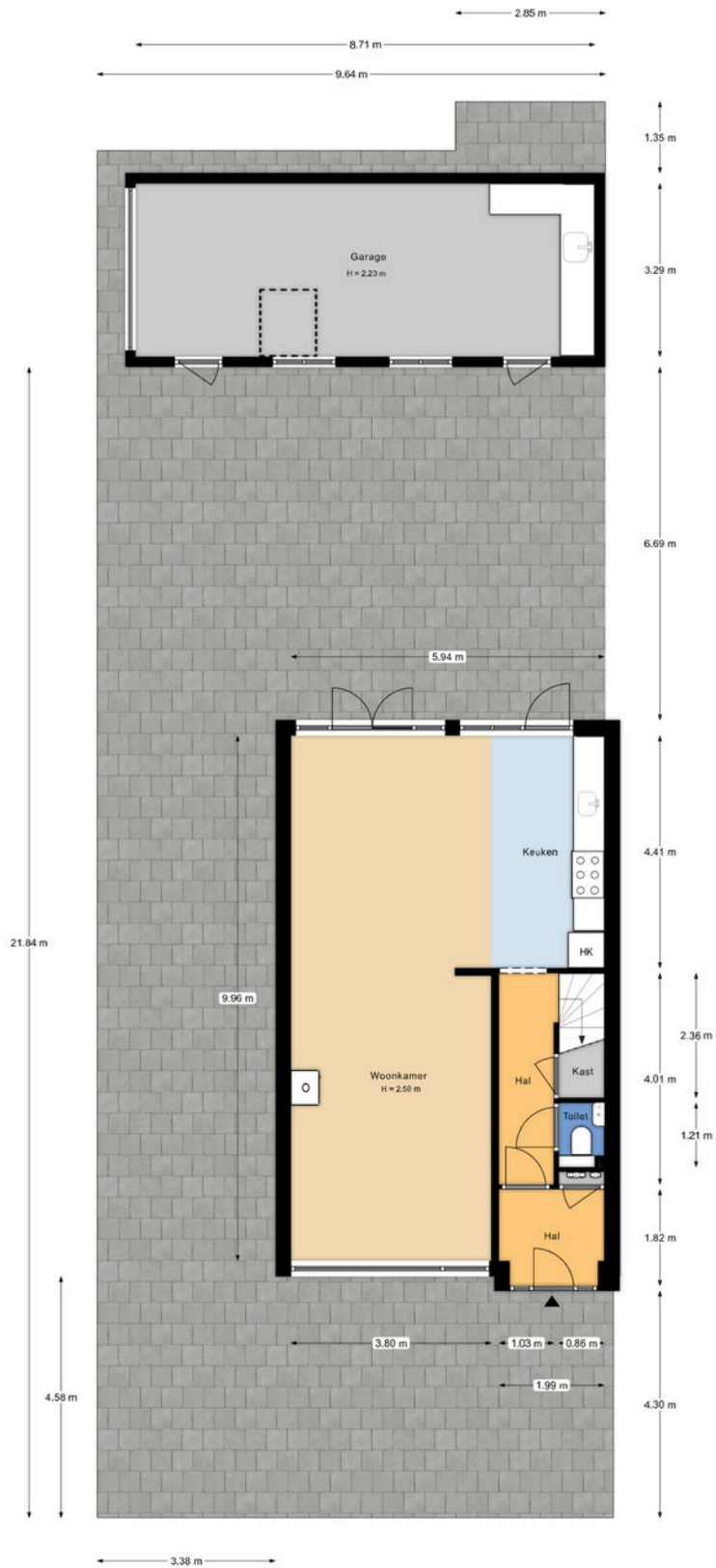
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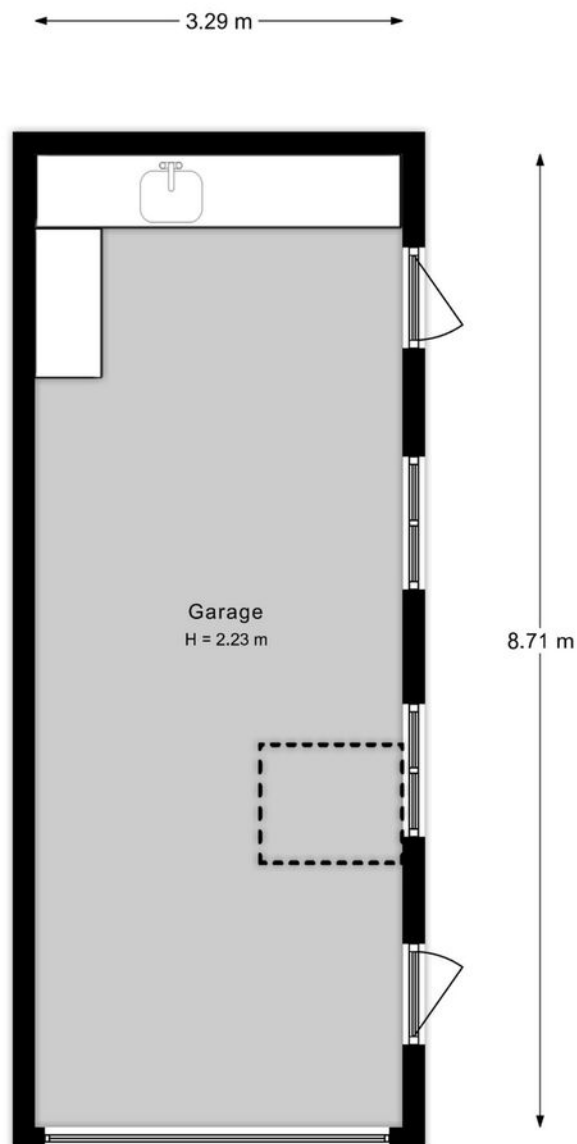
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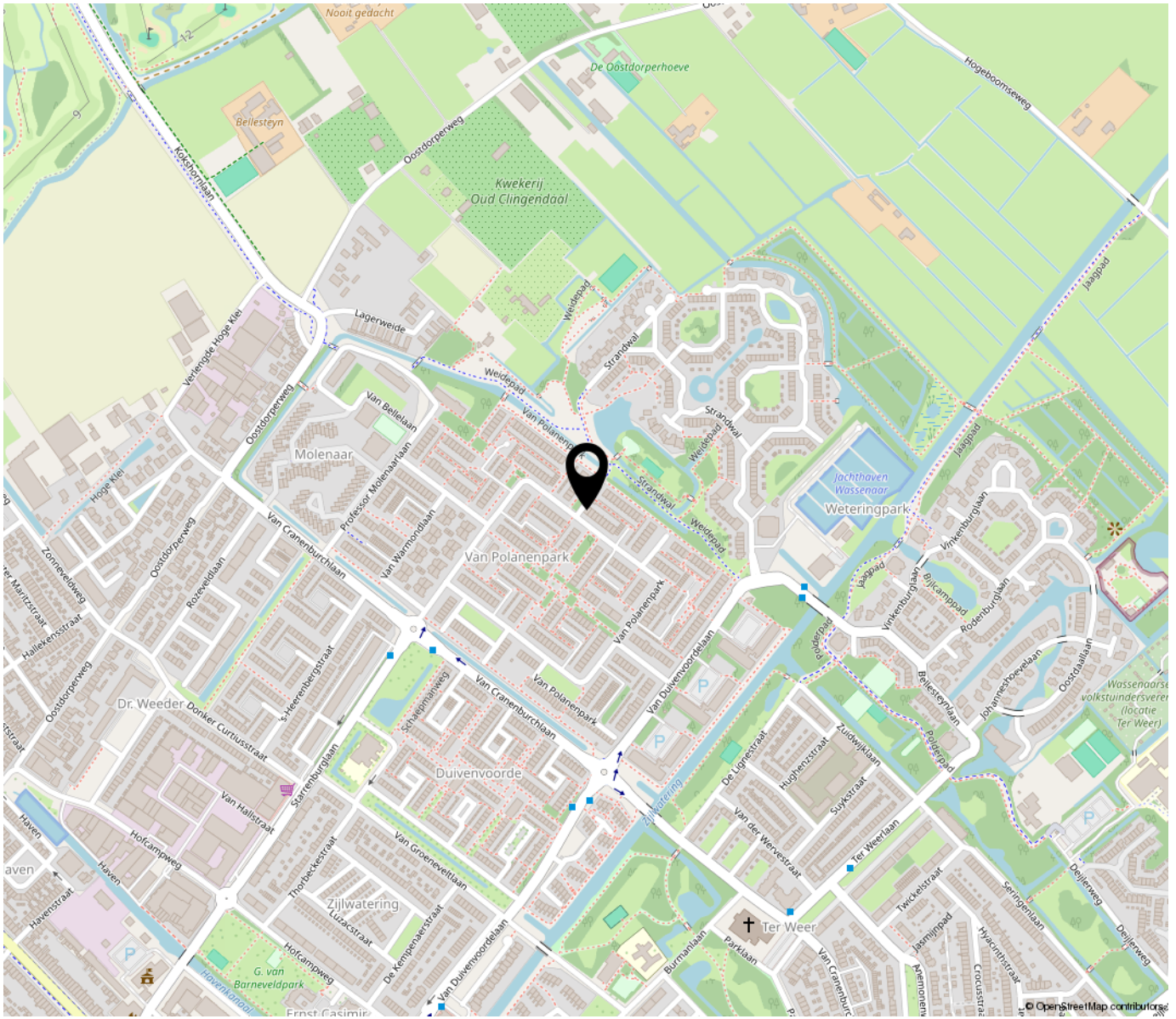
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> Plattegrond

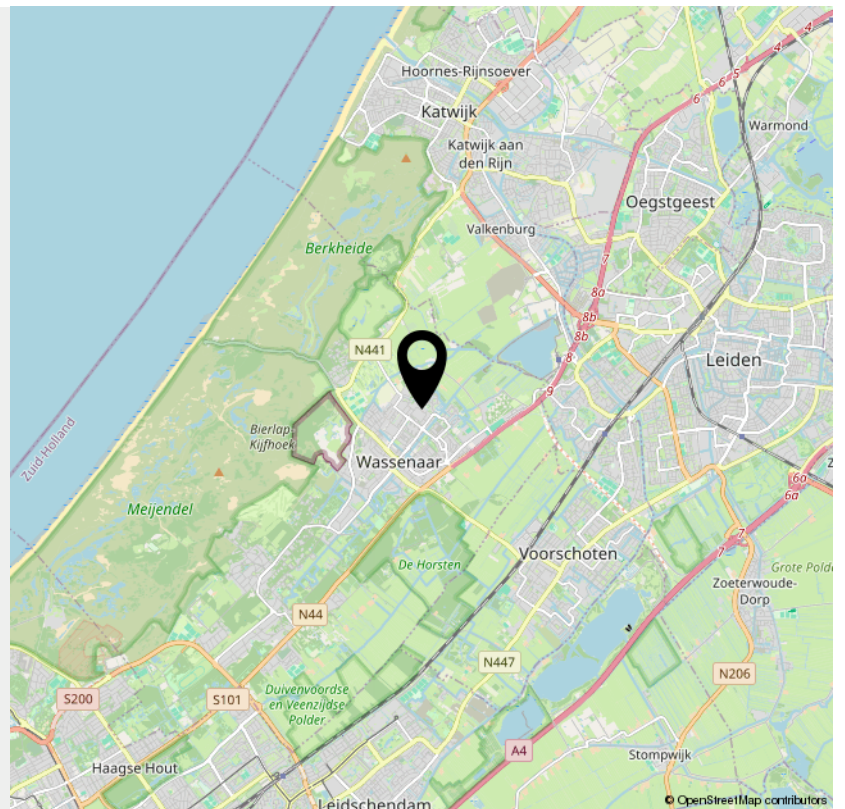
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**“Woon jij
binnenkort op
deze locatie?”**

“ Will you be living on this location soon? ”



> Bekijk deze
woning online!

van polanenpark214.nl



Van Polanenpark 214, Wassenaar



*Scan deze code en
bekijk de woning
op je mobiel!*



INTERESSE

in deze woning?



Neem gerust contact met ons op!

Contact us for more information!

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Bij het tot stand komen van een overeenkomst zullen wij de NVM koopovereenkomst aanvullen met de volgende extra clausules:

- Koper heeft voor het sluiten van de koopovereenkomst kennis genomen van de vrijblijvende objectinformatie en aanvaardt uitdrukkelijk de inhoud hiervan.
- De Meetinstructie is gebaseerd op de NVM meetinstructie. De Meetinstructie is bedoeld om een meer eenduidige manier van meten toe te passen voor het geven van een indicatie van de gebruiksoppervlakte. De Meetinstructie sluit verschillen in meetuitkomsten niet volledig uit, door bijvoorbeeld interpretatieverschillen, afrondingen of beperkingen bij het uitvoeren van de meting.
- Koper is in de gelegenheid gesteld de woning voor het sluiten van de koopovereenkomst te laten keuren door een bouwkundig bureau om eventuele bouwkundige gebreken vast te stellen, danwel de woning te laten controleren op de aanwezigheid van asbesthoudende materialen en/ of ondergrond op enige verontreiniging te laten onderzoeken. Koper heeft hier wel/ geen gebruik van gemaakt.
- Koper verklaart ermee bekend te zijn dat dit huis meer dan 50 jaar oud is, tenzij de verkoper de kwaliteit ervan gegarandeerd heeft, staat de verkoper niet in voor de vloeren, de leidingen voor elektriciteit, water en gas, de riolering en de afwezigheid van doorslaand of optrekkend vocht. Bouwkundige kwaliteitsgebreken worden geacht niet belemmerend te werken op het in artikel 6.3 omschreven woongebouw.
- Ten tijde van de (ver)bouw van de onroerende zaak was het gebruikelijk lood- en asbesthoudende materialen te verwerken. Het is derhalve niet uit te sluiten dat dergelijke materialen zijn gebruikt. Koper verklaart ermee bekend te zijn dat bij eventuele verwijdering van deze materialen speciale maatregelen genomen dienen te worden. Koper vrijwaart verkoper van alle aansprakelijkheid die uit de aanwezigheid van enig asbest in de onroerende zaak kan voortvloeien.

Deze brochure, waaronder tevens de plattegronden, is met zorg samengesteld met gegevens die door de eigenaar/bewoner zijn verstrekt.

When concluding an agreement, we will supplement the NVM purchase agreement with the following additional clauses:

- The buyer has taken note of the non-binding object information before concluding the purchase agreement and expressly accepts its contents.
- The Measurement Instruction is based on the NVM measurement instruction. The Measuring Instruction is intended to apply a more unambiguous method of measuring to provide an indication of the usable surface. The Measurement Instruction does not completely exclude differences in measurement results, for example due to differences in interpretation, rounding off or limitations in carrying out the measurement.
- The buyer has been given the opportunity to have the home inspected by a construction agency before concluding the purchase agreement to determine any structural defects, or to have the home checked for the presence of asbestos-containing materials and/or the substrate for any contamination. have it investigated. The buyer has/has not used this.
- The buyer declares that he is aware that this house is more than 50 years old, unless the seller has guaranteed its quality, the seller is not responsible for the floors, the pipes for electricity, water and gas, the sewerage and the absence of penetrating or rising damp. Structural quality defects are deemed not to hinder the residential use described in Article 6.3.
- At the time of the construction or renovation of the immovable property, it was common to process lead- and asbestos-containing materials. It cannot therefore be ruled out that such materials were used. The buyer declares that he is aware that special measures must be taken if these materials are removed. The buyer indemnifies the seller against all liability that may arise from the presence of any asbestos in the real estate.

This brochure, including the floor plans, has been carefully compiled with information provided by the owner/occupant. i4 Housing accepts no liability for any incorrect information.