

**For Sale**

**Hazenburglaan 91, Hoofddorp**



# Hazenburglaan 91, Hoofddorp

## Description

Very nice and in 2021 practically completely renovated terraced house on a plot of 141 m<sup>2</sup>, with a living area of approx. 100 m<sup>2</sup> (spread over three floors), 4 bedrooms, 8 solar panels (label A), a lovely spacious front and back garden, a spacious attic and parking in front of the door. At the front you have an unobstructed view from the house. This nice house is located in the spacious and child-friendly Toolenburg district with the Toolenburg shopping center within walking distance.

The district is characterized by its favorable location in relation to various facilities such as (covered) Toolenburg shopping center with a wide range of shops; including two supermarkets, bakery, butcher, fishmonger and a weekly market.

Recreational areas such as the Toolenburger plas and the Haarlemmermeerse forest are good for hours of relaxation! There are two restaurants at the Toolenburger plas, where you can sit on the terrace by the water, but the beach is also worth mentioning. In the immediate vicinity of the house there are several primary and secondary schools, daycare centers and general practitioners: the level of facilities is without a doubt high.

The A4, A5, A9 and A10 motorways can be reached quickly via various arterial roads, making cities such as Haarlem, Amstelveen, Amsterdam, Leiden, The Hague and Schiphol Airport easily accessible.

A bus stop for R-Net is within walking distance. Line 300 takes you to Hoofddorp NS Station in just a few minutes.

The layout is as follows:

The entrance to the house can be reached via the deep and neat front garden, which was created in 2021 and where you can easily place a spacious lounge set and a trampoline. In the entrance hall, in a fixed cupboard, there is the meter cupboard (6 groups, earth leakage circuit breaker, smart meter and fiber optic connection), and plenty of space for storing coats and shoes. Then access to the wonderfully bright living room.

The open kitchen (approx. 9 m<sup>2</sup>) is located at the front of the house and is designed in an L-shape. The kitchen is equipped with a separate fridge/freezer combination, combi oven, 4-burner gas stove with extractor hood, dishwasher and sink.

The living room (approx. 44 m<sup>2</sup>) is located at the rear of the house and is wonderfully light due to the spacious facade with door to the backyard. The ground floor is heated by underfloor heating and is finished with pvc in a herringbone pattern, the walls and ceiling are smoothly plastered.

The neat backyard, located on the southeast, has a depth of approx. 13 m, this was also tackled in 2021 and has several terraces, borders, a detached stone shed and a practical back entrance.

There is a sunshade on the rear facade.

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## Description - continue

In the second hall, located between the kitchen and the living room, is the toilet (renovated in 2021) and the stairs to the first floor.

From the landing on the first floor, the three bedrooms (approx. 7 m<sup>2</sup>, 8 m<sup>2</sup> and 10 m<sup>2</sup>) and the bathroom (5 m<sup>2</sup>) can be reached. Two bedrooms are located at the rear and have a skylight. At the front of the house are the third bedroom and the bathroom (renovated in 2021) with a walk-in shower with rain and hand shower, double washbasin with furniture, second toilet and the connection for the washing machine. The floor and walls of this floor are finished with laminate and stucco respectively.

The second floor is accessible via a fixed staircase. Here you will find a landing and the fourth bedroom. The attic contains the installation site for the central heating boiler (Vaillant, 2010 (fan replaced in 2022) and the inverter for the solar panels. The spacious bedroom (approx. 11 m<sup>2</sup>) has a skylight. This floor is also finished with a laminate floor and stucco on the walls. The ridge is 3.50 meters high!

The house has energy label A, valid until April 2035, is fully insulated, has wooden frames (partly painted in April 2025) with double glazing, and there are 8 solar panels (2021) on the roof. A manually operated sunshade has been installed on the rear facade on the ground floor. Wonderful to keep the sun out on sunny days or to enjoy the shade.

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## General

Year of construction 1989 \* living area approx. 100 m2 \* plot area 141 m2 \* 4 bedrooms \* spacious shed \* beautifully landscaped garden \* energy label A \* child-friendly environment \* ample parking space \* close to all conceivable amenities \* delivery in consultation

## Characteristics

Asking price	: € 495.000,- k.k.
Type of home	: Family home
Living area	: Approx. 100 m2
Lot area	: 141 m2
Year of construction	: 1989
Number of rooms	: 5 rooms, of which 4 bedrooms
Garden direction	: Southeast
Heating system	: Vaillant, 2010 (fan replaced in 2022)
Isolation	: Fully insulated
Energielabel	: A, valid until 2035

## Home website

More information about this property can be found at <https://www.hazenburglaan91.nl>

This information has been compiled by us with the necessary care. However, no liability is accepted on our part for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All stated sizes and surfaces are indicative.



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## Pictures



# Hazenburglaan 91, Hoofddorp





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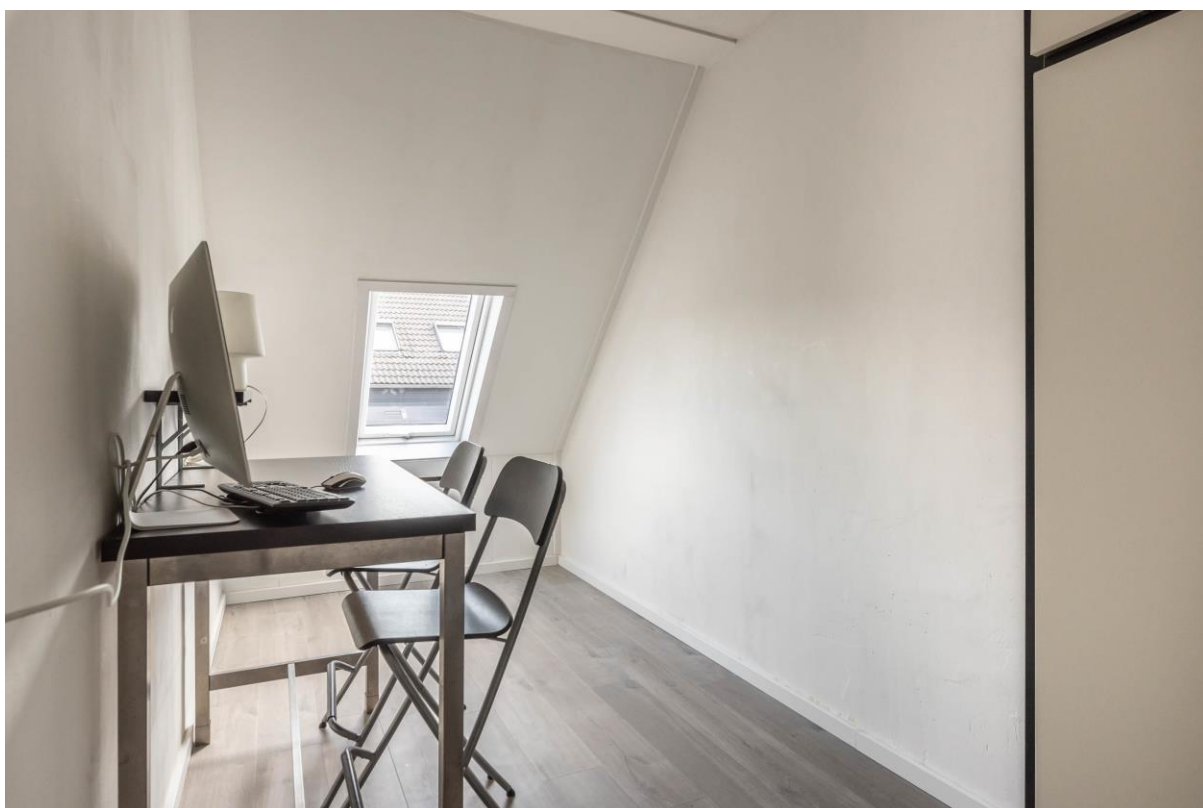
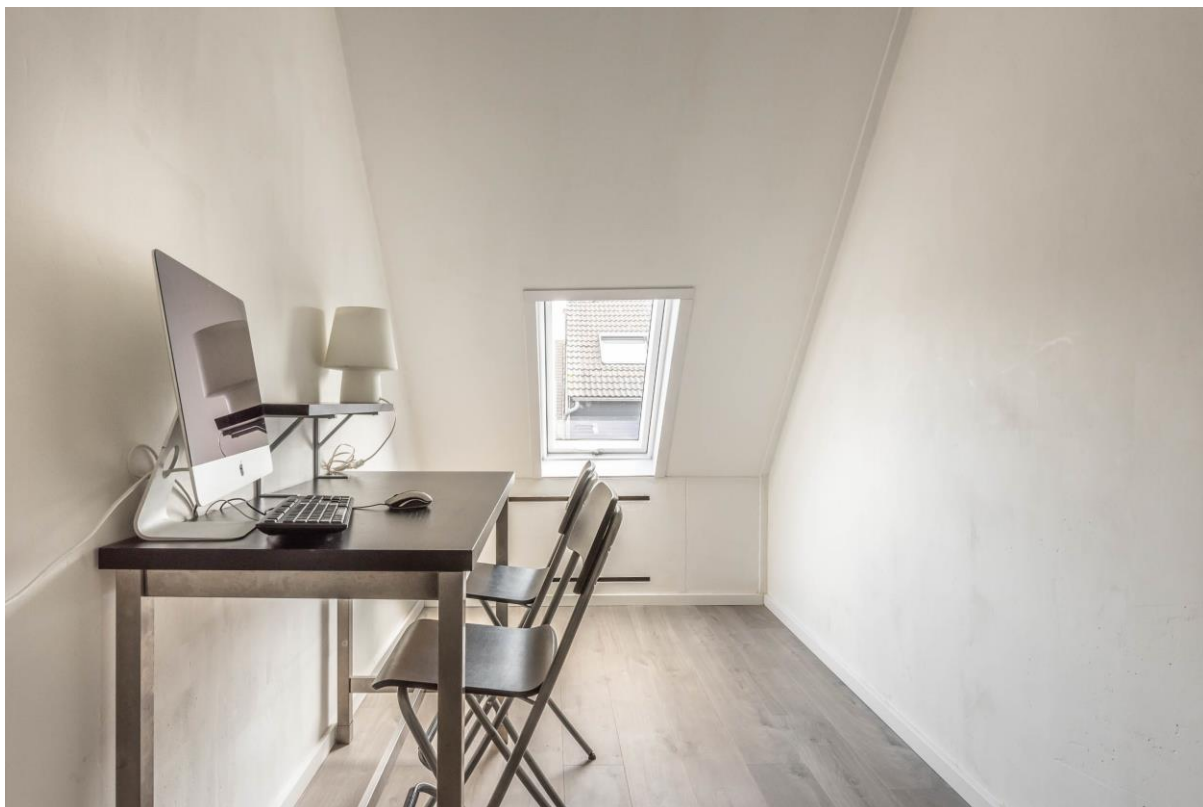


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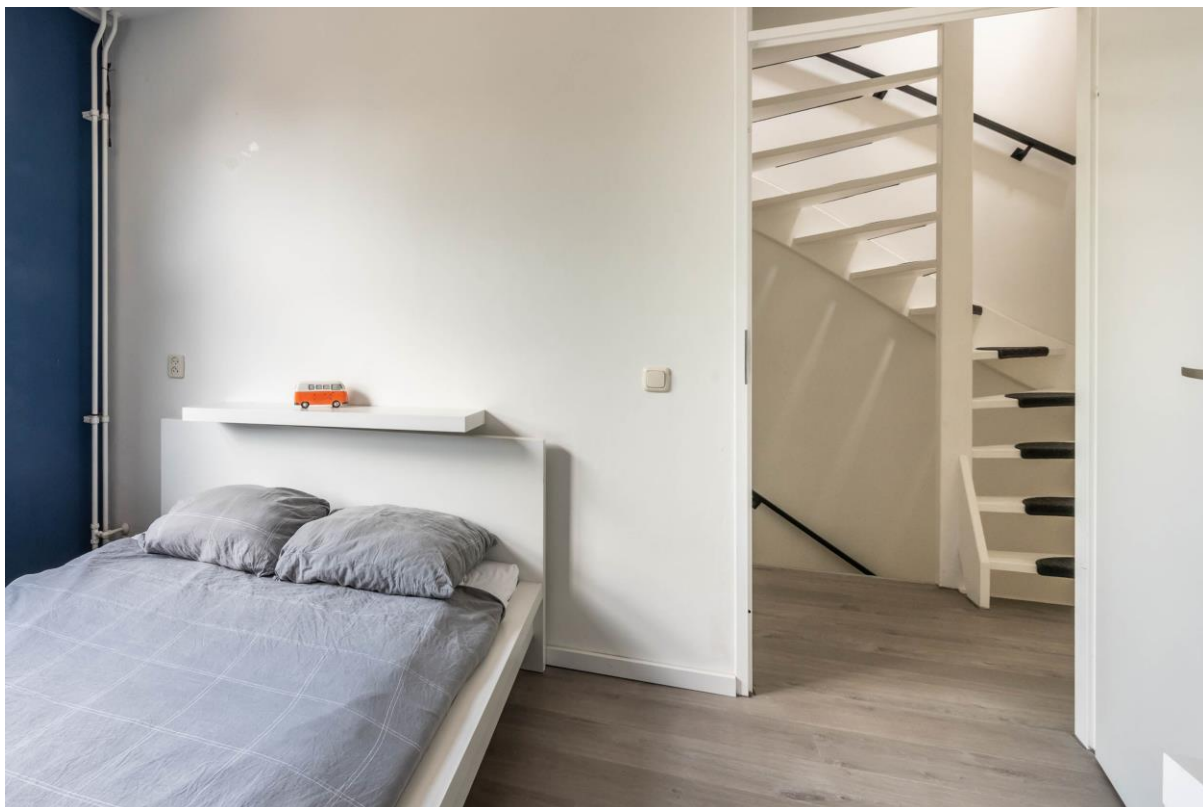


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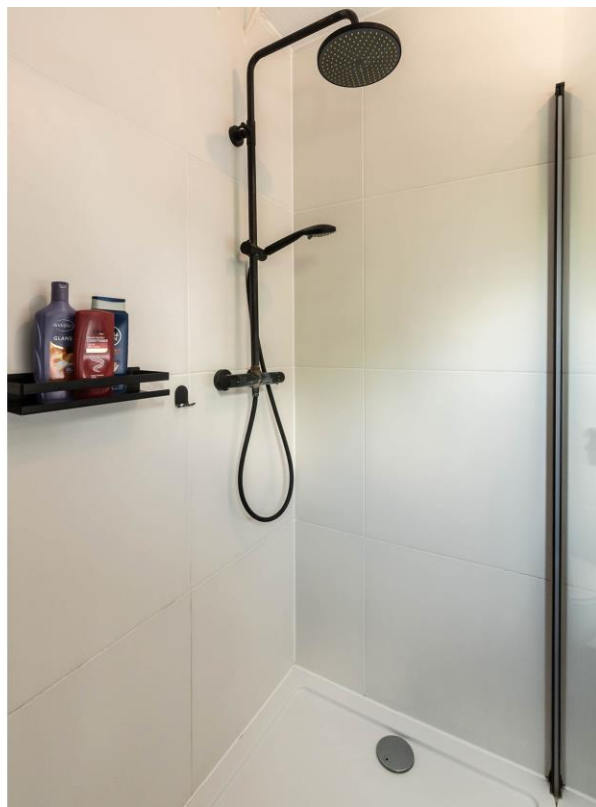




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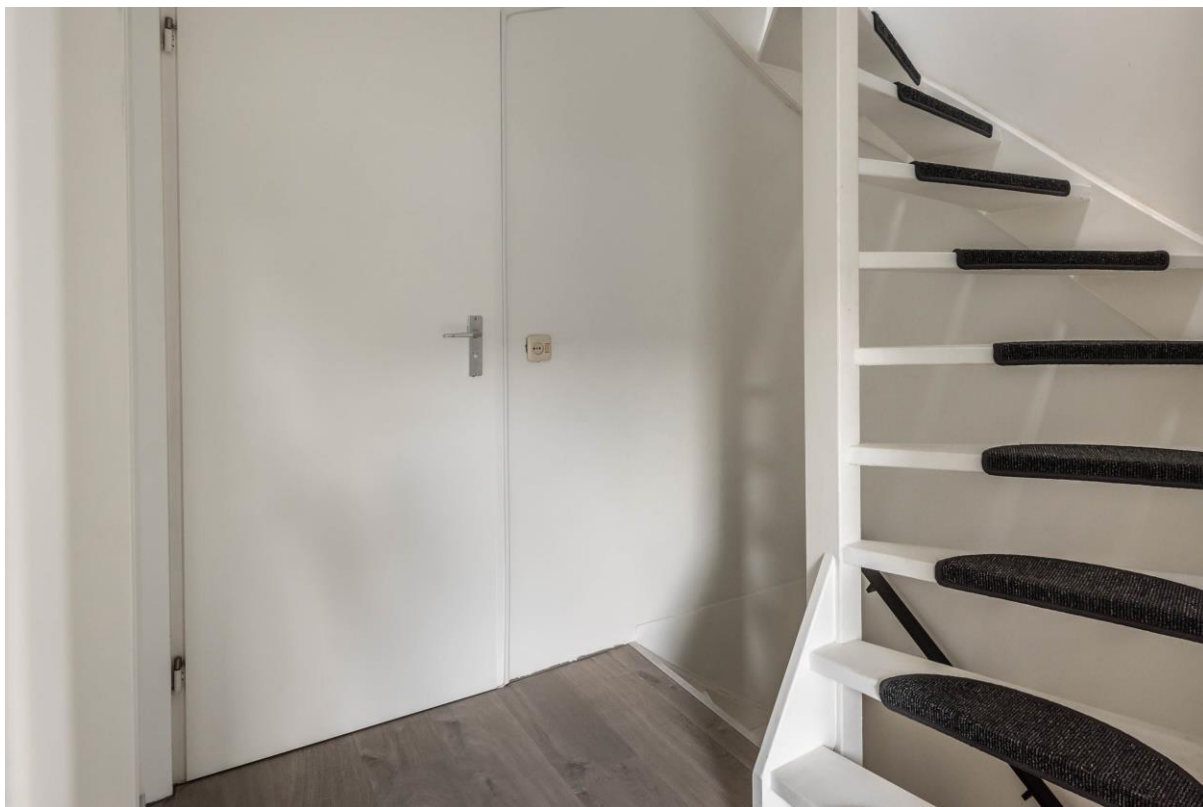


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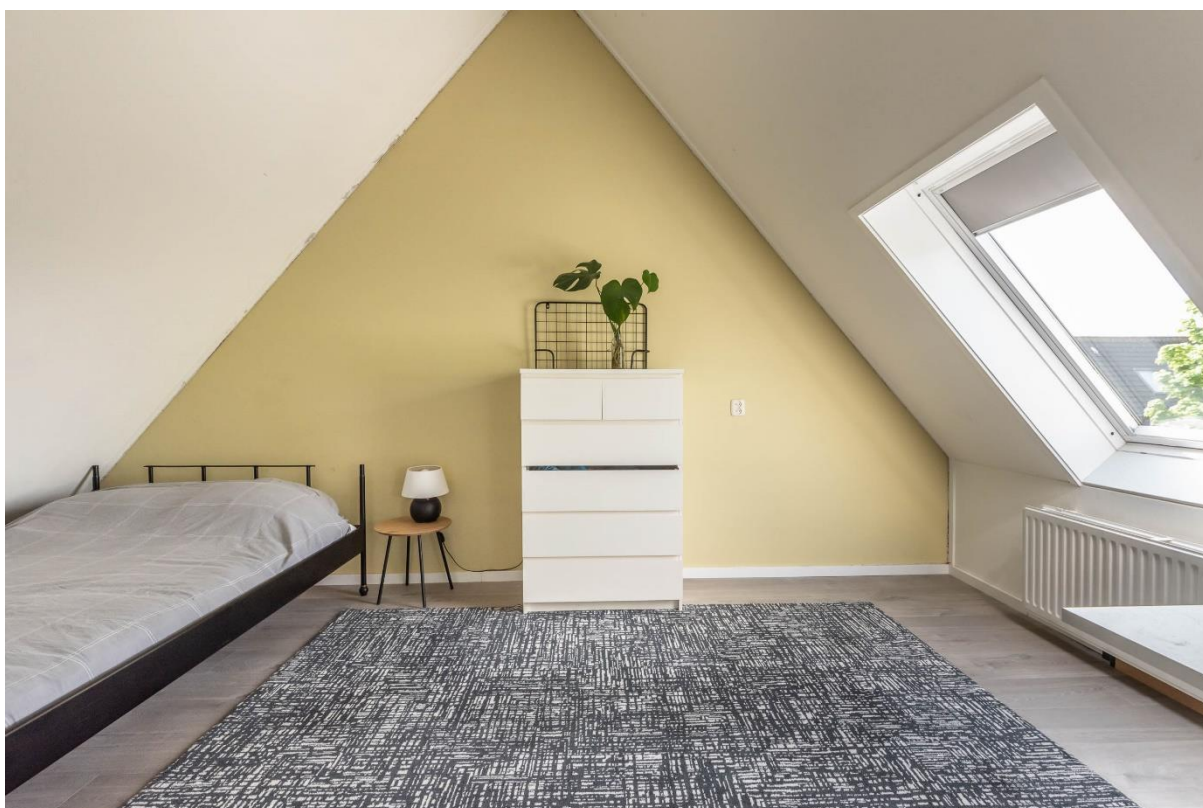




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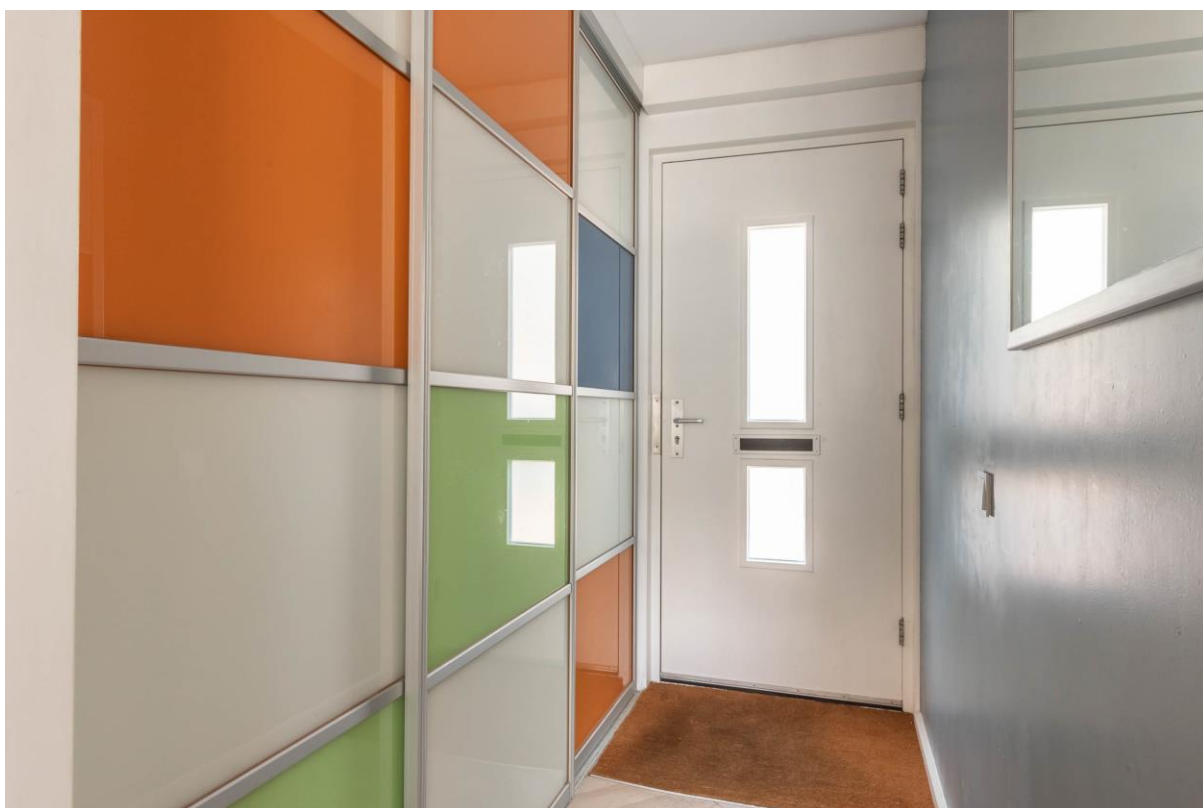


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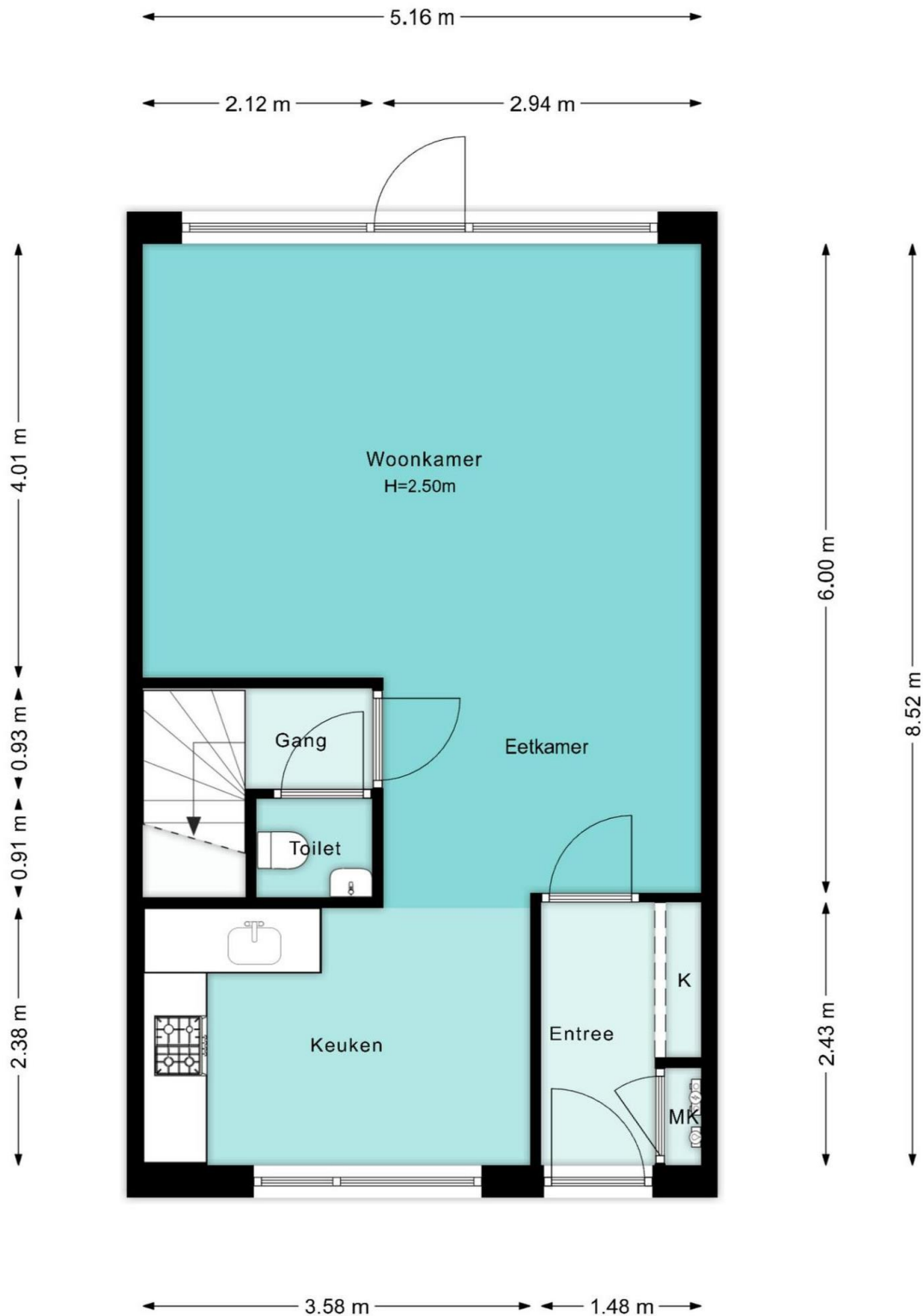
# Hazenburglaan 91, Hoofddorp





# Hazenburglaan 91, Hoofddorp

## Floor plan - ground floor



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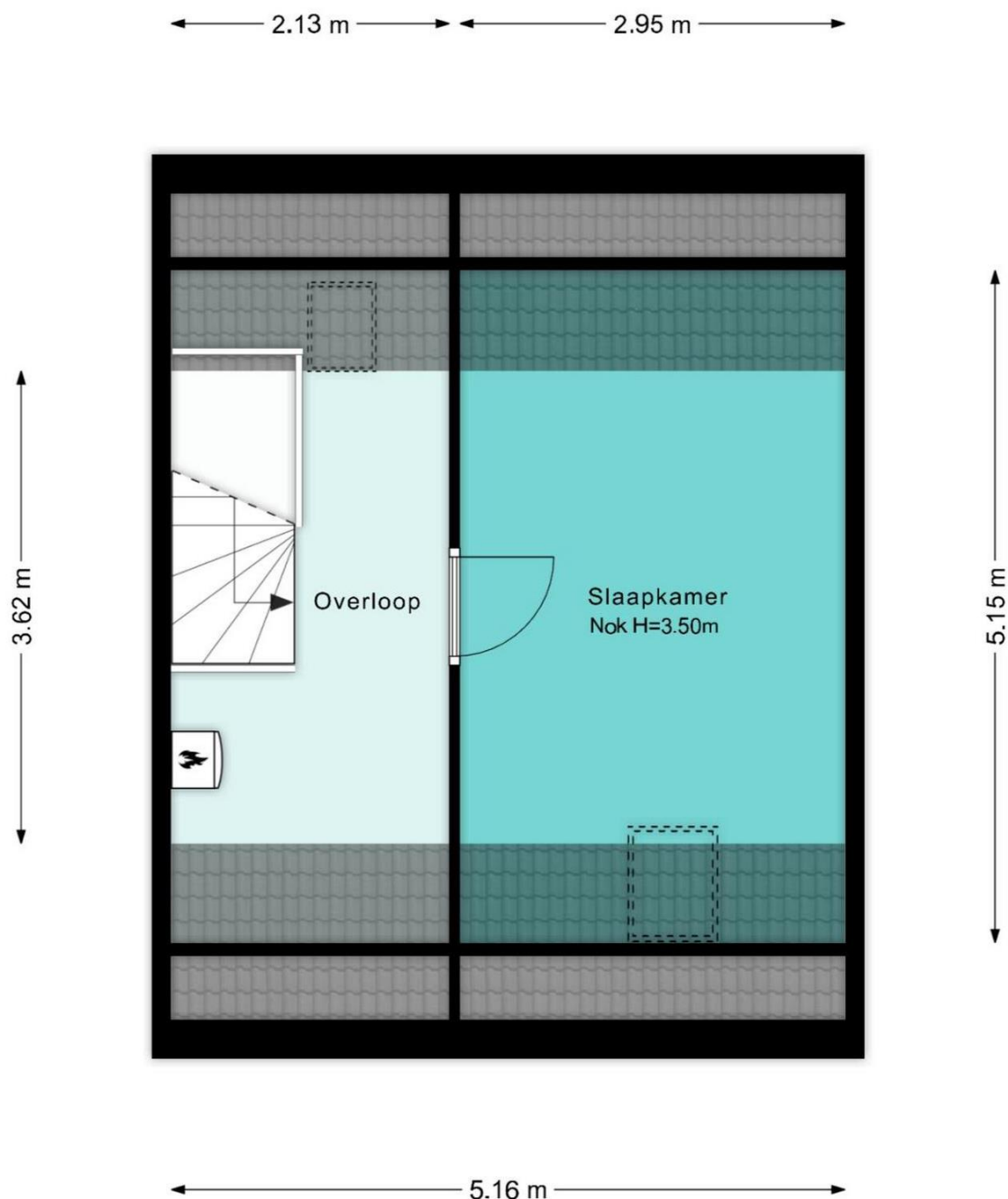
## Floor plan - first floor





# Hazenburglaan 91, Hoofddorp

## Floor plan - second floor



## Interested?

Feel free to contact us for more information or to schedule a viewing.

You can call us at +31 23-5571999 or email us at [info@staatshuysen.nl](mailto:info@staatshuysen.nl). We're happy to assist you!

### Opening Hours

Monday - Thursday: 9:00 - 17:30

Friday: 9:00 - 17:00

## Need help with your purchase?

Buying a house is not something you do every day. We will guide you through every step, from your search to the handover of the keys. With our market knowledge and experience, we will take a critical look, without emotional involvement.

During an introduction, we will discuss your housing needs and budget. We will then actively help you search and use our network. During viewings, we will pay attention to construction and legal aspects, while you assess whether the house suits you. Is it the house? Then we will negotiate for the best price and conditions.

Call us for a no-obligation introductory meeting: 023-5771999.

## NEW: Sneak Preview

Do you want to be the first to see our newest housing offer, before it is on Funda?

Scan the QR code and sign up!

