



DEN HAAG
Ballangéelaan 42



Ballangéelaan 42 2497 AA Den Haag

Inleiding

This fine and spacious family home, with 4 bedrooms, a front and back garden and unobstructed views to the front of the house, is located in a nice and quiet neighborhood, with many young families in the district of Ypenburg.

The house is in a fine location near shopping center Ypenburg, schools, sports facilities, recreation area, roads (A13, A4 and A12) and public transport.

In short, a lovely family home with lots of space, with a lovely front and back garden, in an attractive neighborhood with many amenities nearby, such as stores, schools, recreation, public transport and highways.



Ligging en indeling

In the entrance hall we find the meter cupboard, wardrobe, toilet and stairs to the second floor. The toilet area is equipped with a standing toilet and a sink with fountain.

Spacious, bright living room with a rear door, which is equipped with a sliding door with a large glass. The backyard is deep with a spacious shed with electricity. The garden door gives access to the back path. The open kitchen is located at the front of the house and is equipped with all necessary appliances.

On the second floor are located 2 bedrooms and the bathroom. The master bedroom, is located at the rear and is very spacious. At the front of the house is bedroom 2 located. This bedroom is also of good size and has a French balcony and a wide view. The bathroom is also at the front of the house. The second floor is the attic floor. The landing is spacious and here is the setup for the washer and dryer. From the landing is a storage attic accessible with a loft ladder. There are 2 bedrooms on the attic floor. At the rear is the room, equipped with a roof structure. At the front is bedroom 4, which is spacious and equipped with a large skylight.

Kenmerken

Overdracht

Vraagprijs	€ 485.000,- k.k.
Aanvaarding	In overleg

Bouw

Type object	Woonhuis, eengezinswoning, tussenwoning
Soort bouw	Bestaande bouw
Bouwperiode	2001
Dakbedekking	Dakpannen
Type dak	Zadeldak
Isolatievormen	Dubbel glas Volledig geïsoleerd

Oppervlaktes en inhoud

Perceeloppervlakte	132 m ²
Gebruiksoppervlakte wonen	131,1 m ²
Inhoud	440 m ³
Oppervlakte externe bergruimte	7,4 m ²

Indeling

Aantal bouwlagen	3
Aantal kamers	5 (waarvan 4 slaapkamers)
Aantal badkamers	1

Locatie

Ligging	Aan rustige weg In woonwijk Nabij openbaar vervoer Nabij school Nabij snelweg Vrij uitzicht
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Tuin

Type	Achtereinde
Oriëntering	Zuidoost
Staat	Normaal
Tuin 2 - Type	Voortuin
Tuin 2 - Oriëntering	Noord west

Kenmerken

Tuin 2 - Staat	Normaal
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Energieverbruik

Energie label	A
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Uitrusting

Warm water	Stadsverwarming
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Verwarmingssysteem	Stadsverwarming
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Heeft een Frans balkon	Ja
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Tuin aanwezig	Ja
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Heeft schuur/berging	Ja
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Heeft een schuifpui	Ja
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Kadastrale gegevens

Eigendom	Eigen grond
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Foto's



Foto's



Foto's



Interesse?



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