

For Sale

Westhove 24, Hoofddorp



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Westhove 24

Description

This attractive, well-maintained and generously proportioned terraced family home (5.40 metres wide) offers approximately 139 m² of living space and features 5 bedrooms, a beautiful bathroom, a lovely northwest-facing garden and unobstructed views across a wide green belt. The property is located on the popular Island 1 in the Floriande neighbourhood, close to a wide range of amenities. With only a pedestrian path in front of the house, the location is completely car-free and enjoys one of the most beautiful views you could wish for.

The Floriande shopping centre is within walking distance and offers everything you need for your daily groceries, as well as a lively weekly market every Saturday. Several primary schools, childcare facilities, the Haarlemmermeer Lyceum secondary school, the health centre and the public library are all within easy walking distance.

For outdoor recreation, the Toolenburgerplas lake and the Haarlemmermeerse Bos are just a short bike ride away, offering excellent opportunities for walking, cycling and skating. The King Willem-Alexander Sports Complex is also within walking distance and features several swimming pools and a gymnastics hall. The property enjoys excellent accessibility by car, with the A4, A5, A9 and A10 motorways all within easy reach, providing fast connections to Amsterdam, Haarlem, The Hague and Amsterdam Airport Schiphol. Public transport is equally convenient: the nearest bus stop is within walking distance, while the R-net express bus stops are just a short bike ride away. These fast bus services provide direct connections to Schiphol Airport, Haarlem and Amsterdam Zuidoost.

The layout is as follows:

Entrance hall with meter cupboard, separate toilet and ample space for coats and shoes.

The front-facing kitchen (approx. 12 m²) is arranged in an L-shape and fitted with various built-in appliances, including a fridge/freezer combination, oven, four-zone induction hob, extractor hood, dishwasher and sink. Large windows make this a wonderfully bright space.

The spacious (approx. 34 m²), light-filled living room overlooks the garden and is situated at the rear of the house. It features a ceramic tiled floor with underfloor heating and smooth spray-plastered walls. Between the kitchen and living room is a practical under-stairs storage cupboard, ideal for groceries and household items such as a vacuum cleaner. Sliding patio doors and a separate rear door provide

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Description - continued

direct access to the garden. The low-maintenance rear garden faces northwest, allowing you to enjoy plenty of afternoon and evening sunshine. At the rear of the garden you will find a covered seating area and a generous detached wooden storage shed of approx. 9 m². The garden also has a rear entrance.

The staircase in the entrance hall leads to the first floor. Here you will find three bedrooms, a bathroom and a practical storage cupboard. Two bedrooms (approx. 9 and 7 m²) are located at the rear of the property. The third bedroom, measuring over 12 m², is situated at the front. All bedrooms have laminate flooring and smooth plastered walls.

The beautiful, fully tiled bathroom of almost 7 m² is fitted with a walk-in shower, a washbasin with vanity unit and a second toilet.

The landing also features a practical storage cupboard, ideal for towels and bed linen.

The staircase on the landing leads to the second floor. Here you will find two further bedrooms and a storage/utility room with connections for a washing machine and tumble dryer. This room also houses the central heating boiler (Remeha, 2024) and the solar water heating system. Both bedrooms are fitted with dormer windows and are located at the front and rear of the property. The rear bedroom offers ample storage space behind the knee walls, while the front bedroom features a walk-in wardrobe. A loft ladder provides access to the attic storage space.

The property has an excellent A+ energy rating, valid until 2036. It is fully insulated and equipped with 10 solar panels. A solar water heating system provides domestic hot water, external sun blinds are fitted to the rear of the ground floor, and the timber window frames are fitted with high-performance HR+ double glazing.

Home website

More information about this property can be found at <https://www.westhove24.nl>

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Characteristics

Asking price	: € 650.000 k.k.
Type of home	: Family home
Living area	: Approx. 139 m2
Plot area	: 155 m2
Year of construction	: 2002
Number of rooms	: 6, of which 5 bedrooms
Garden direction	: Northwest
Heating system	: Central heating system (2015)
Insulation	: Fully insulated
Energielabel	: A+, valid until 2036
Foundation risk indicator	: Low/ Not elevated

Disclaimer: Foundation Risk Indicator Available

A foundation risk indicator (rated A through E) has been assigned to this property in the NVM software. It is displayed only as either **A-B-C** or **D-E**, and its level of reliability may vary. The foundation risk indicator is based on data from **FunderMaps**, which considers factors such as foundation type, soil and groundwater conditions, subsidence data, and foundation repair records. FunderMaps is a commercial data platform developed in collaboration with the **KCAF**. The seller, the real estate agent, and NVM do not guarantee the accuracy, completeness, or currency of the foundation risk indicator or the underlying data provided by FunderMaps. The foundation risk indicator is intended for informational and indicative purposes only, provides no guarantees, and does not constitute an assessment of the actual condition of the foundation. No rights may be derived from the foundation risk indicator. Interested parties are advised to independently commission a foundation inspection (limited or comprehensive) if the condition of the foundation is of importance to them.

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



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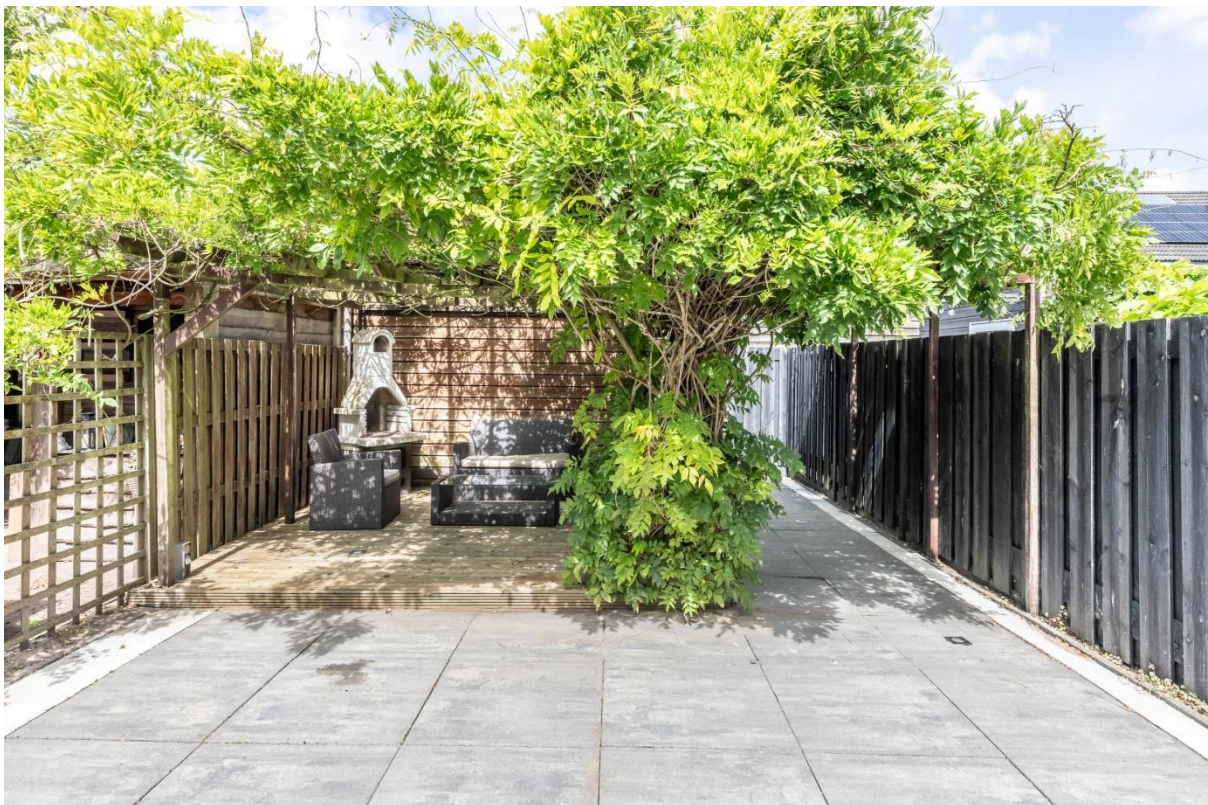
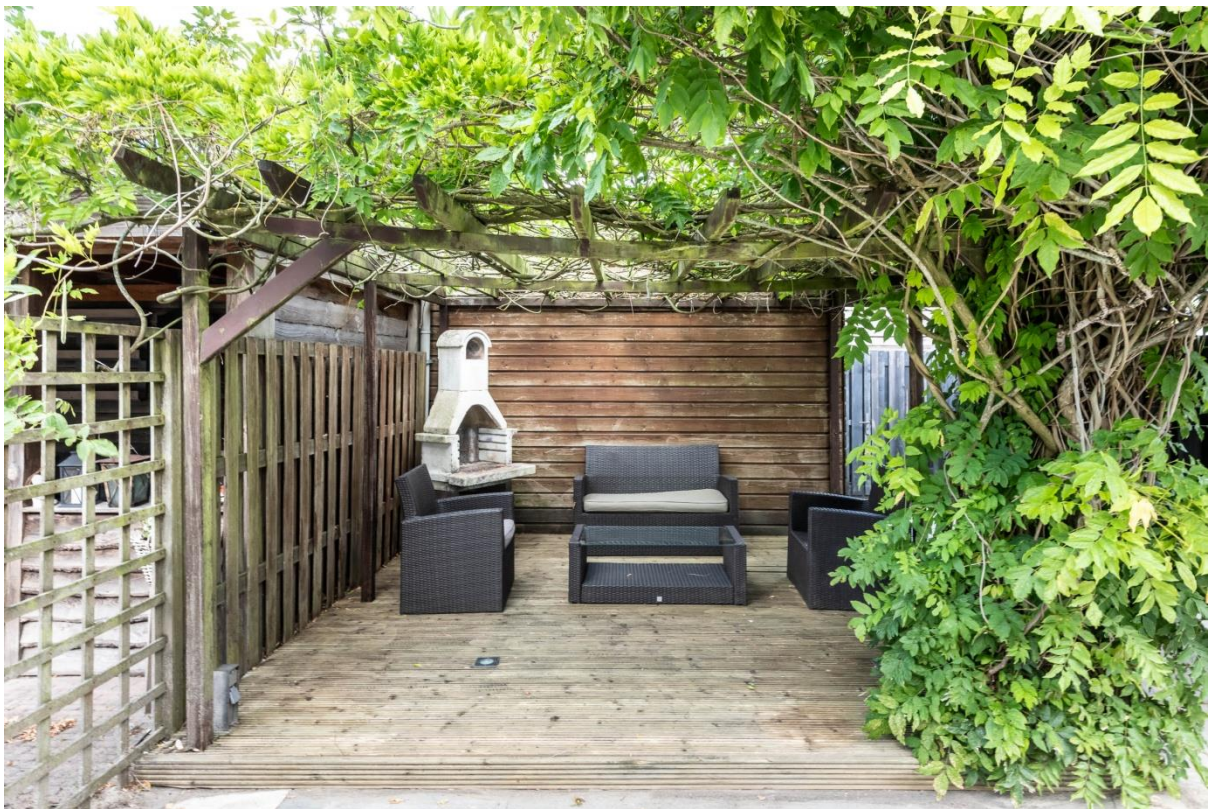
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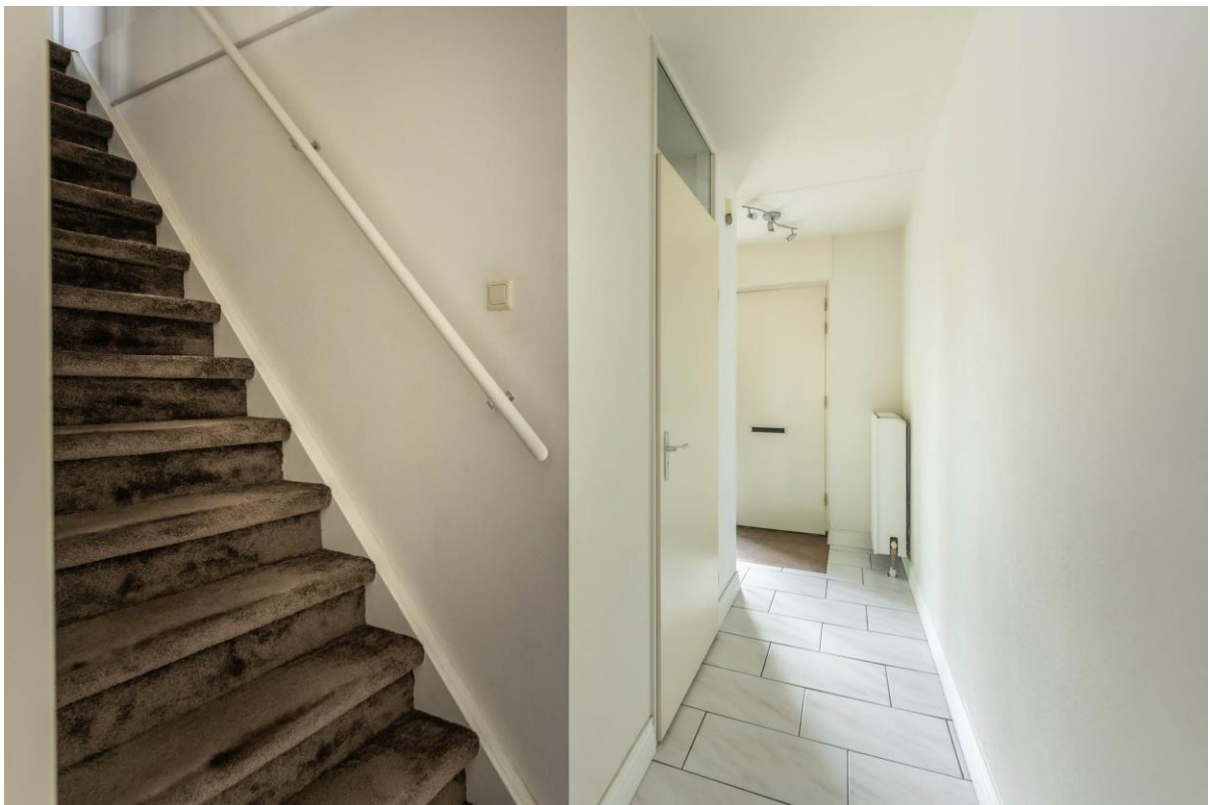
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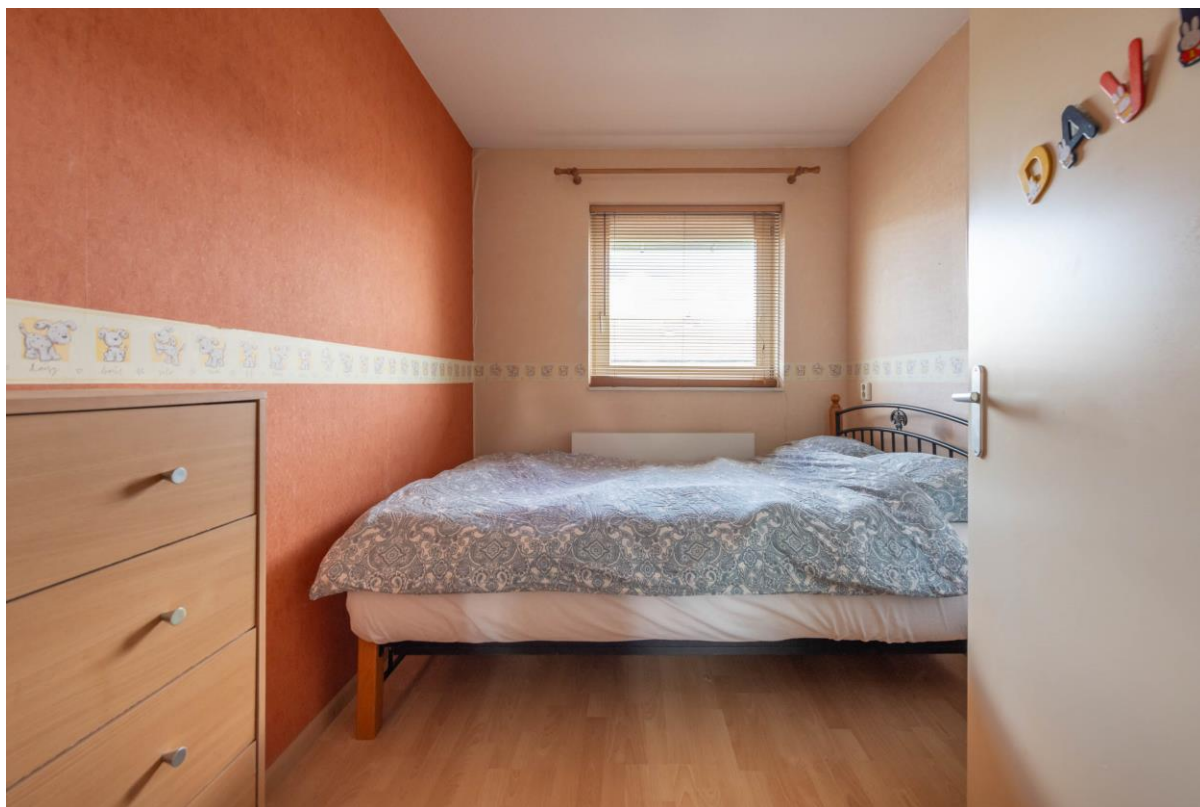
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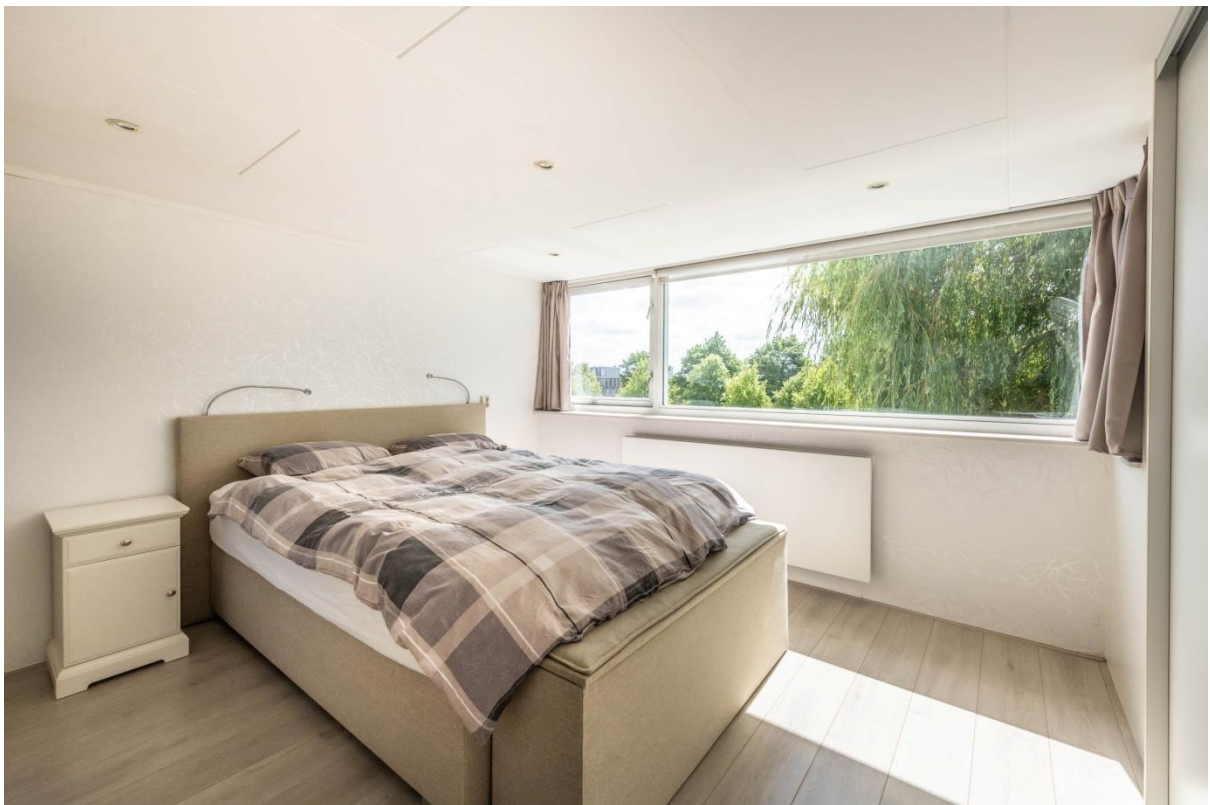
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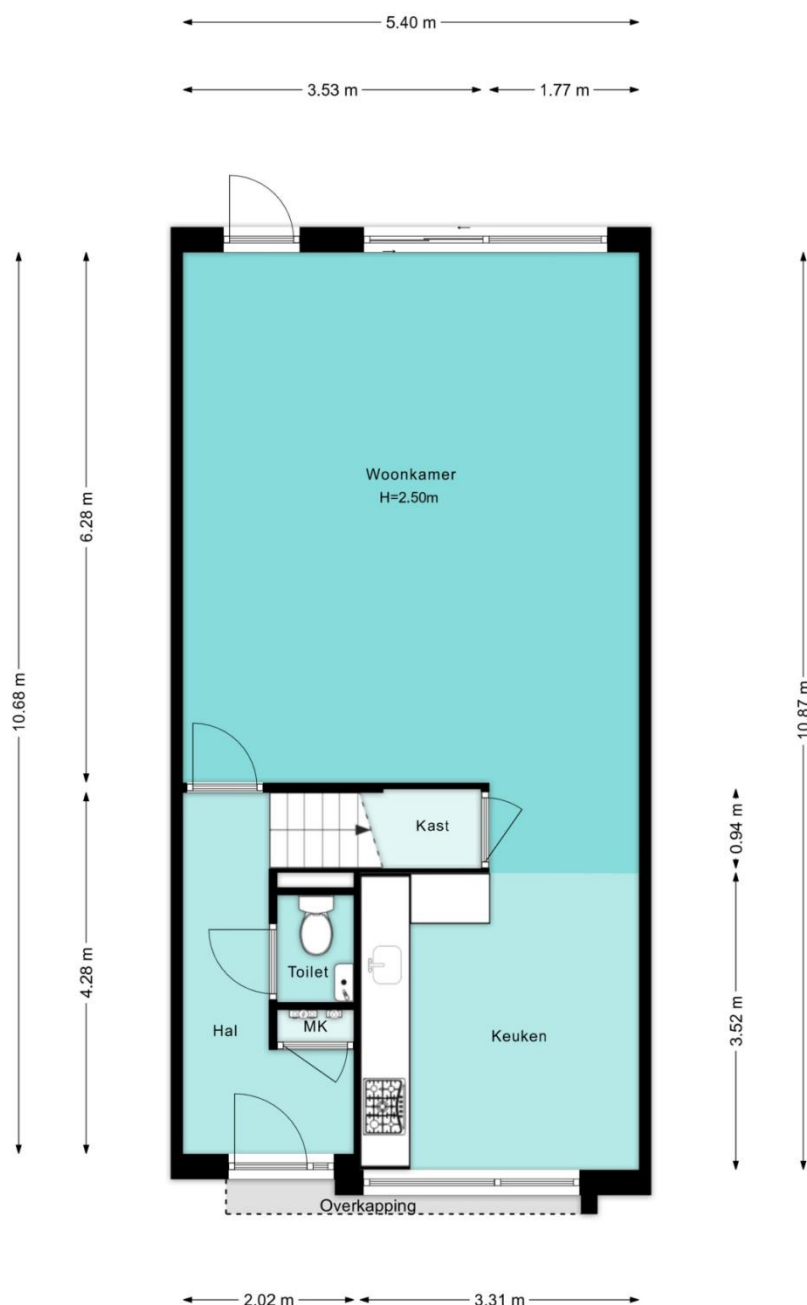
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Floor plans - ground floor

Westhove 24, Hoofddorp
Begane Grond



De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
Aan de plattegronden kunnen geen rechten worden ontleend

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Floor plans - first floor

Westhove 24, Hoofddorp
1e Verdieping

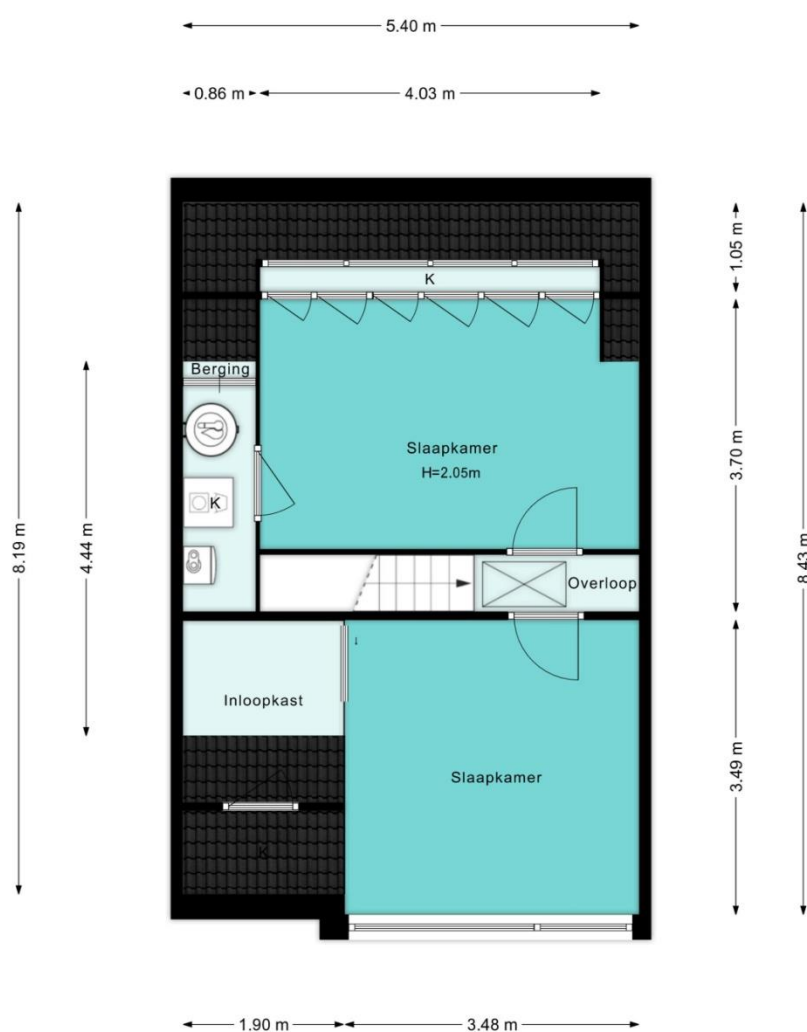


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Floor plans - second floor

Westhove 24, Hoofddorp
2e Verdieping



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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. We're happy to assist you!

Opening Hours

Monday - Thursday: 9:00 - 17:30

Friday: 9:00 - 17:00

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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.

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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!

