

For Sale

Assinkbos 15, Hoofddorp



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Assinkbos 15

Description

Will you seize this opportunity? This charming family home with great potential features three spacious bedrooms, a sunny south-facing backyard, parking right outside the door, and a bathroom that you can modernize entirely to your own taste. The property sits on a plot of 116 m² and offers plenty of possibilities to turn it into your ideal home.

The location is particularly practical. Within short distance, you will find the 't Paradijs shopping center for daily groceries, the weekly market, and various amenities, including a health center. The center of Hoofddorp, the Haarlemmermeerse Bos, and the Toolenburgerplas are also quickly accessible by bicycle. Thanks to the convenient location near the A4, A5, A9, and A10 highways, bus stops, and Schiphol Airport, Haarlem, Amsterdam, and other destinations are easily accessible.

Layout

You reach the entrance of the home via the low-maintenance front garden. The hallway contains the meter cupboard (5 circuits, RCD, fiber optic connection, and smart meter), the toilet, and access to the living room. The seating area is located at the front of the house and offers a view of the quiet street. Under the stairs, you will find a practical storage cupboard for extra storage space. At the rear lies the neat L-shaped kitchen, equipped with a freestanding fridge-freezer and the following built-in appliances: gas stove with extractor hood, oven, dishwasher, and sink. Thanks to the generous dimensions, there is ample room for a long dining table with up to six chairs.

Through the back door, you step into the low-maintenance backyard, which is approximately 8 meters deep. The garden faces the sunny south, allowing you to enjoy the sun to the fullest. Thanks to the awning, you can easily create a shady spot on a warm day. Behind the garden is the storage shed, and there is also a practical back entrance. This leads to a small playground, ideal for children!

On the first floor, there are two (formerly three) spacious bedrooms and the bathroom. The bedroom at the rear spans the full width of the house (approx. 5.19 meters) and benefits from plenty of daylight thanks to two large skylights. This room was originally divided into two bedrooms and can easily be split again if desired. Furthermore, additional storage space can be created under the sloping roof. The bedroom at the front is also generously sized at approximately 13 m². The bathroom is located at the front of the house and has an area of nearly 6 m². It absolutely needs to be renovated, but this offers you the opportunity to design the bathroom entirely to your own taste. Connections for a bathtub, separate shower, toilet, and washbasin are already present.

Assinkbos 15

Description - continued

On the landing, there is a practical built-in cupboard with sliding doors, ideal for storing towels, bedding, and other household items.

A fixed staircase leads to the second floor. Here you will find a landing, two storage rooms, and a spacious third bedroom. The central heating boiler (Intergas, 2021) and the connections for the washing machine and dryer are located in one of the storage rooms. The bedroom measures nearly 14 m² and features a skylight that provides pleasant daylight. Here, too, there is plenty of storage space available under the sloping roof. From the landing, the practical attic is accessible via a separate ladder. An ideal place for storing suitcases, Christmas decorations, and other seasonal items.

The parking spaces are located at the front of the house, allowing you to park your car practically right in front of the door.

The home has an energy label B (valid until 2035), is fully insulated, and is therefore ready for the future. The wooden window frames were painted approximately four years ago, and almost all windows are fitted with double glazing; only the toilet and bathroom still have single glazing.

Unique property website

This property features a unique property website: www.assinkbos15.nl, where you can find the brochure, floor plans, and other relevant documents.

Assinkbos 15

Characteristics

Asking price	: € 485.000,- k.k.
Type of home	: Family home
Living area	: Approx. 102 m2
Lot area	: 116 m2
Year of construction	: 1983
Number of rooms	: 4, of which 3 bedrooms
Garden direction	: South
Heating system	: Central heating system (Intergas 2021)
Insolation	: Fully insulated
Energielabel	: B, valid until 2035
Foundation risk indicator	: 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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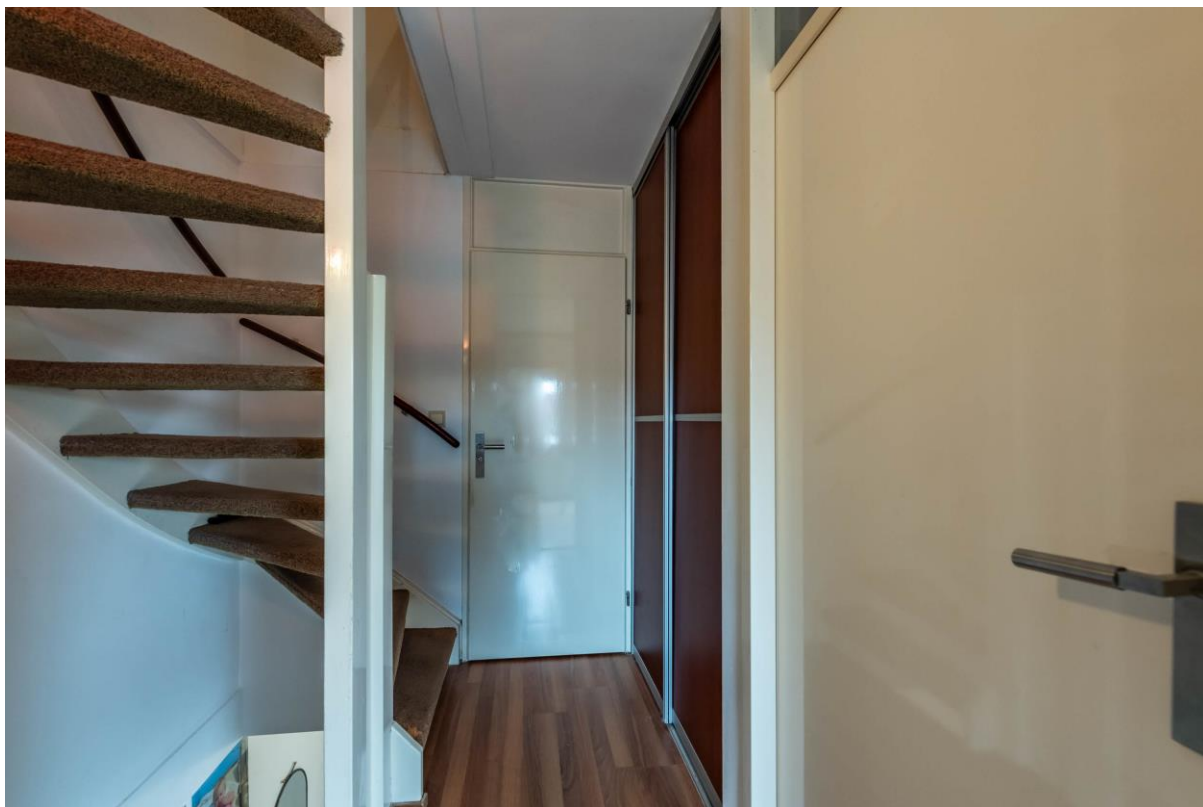
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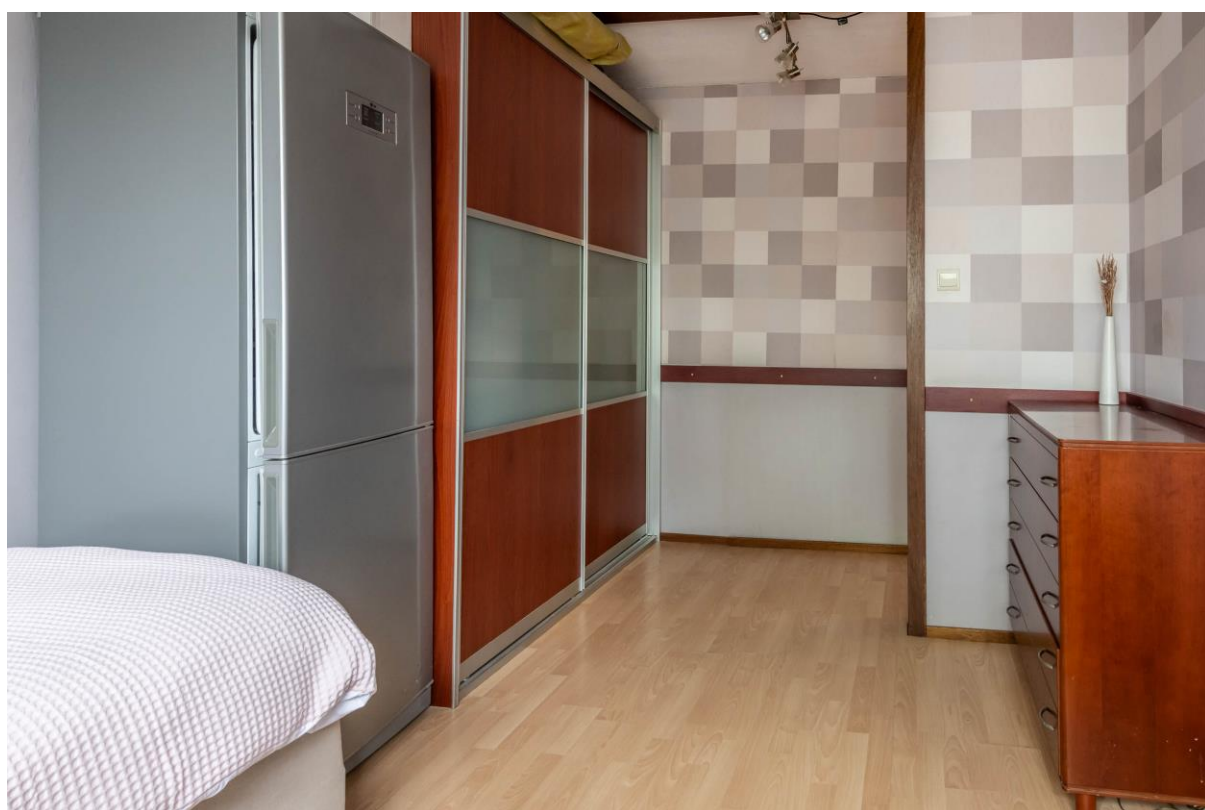
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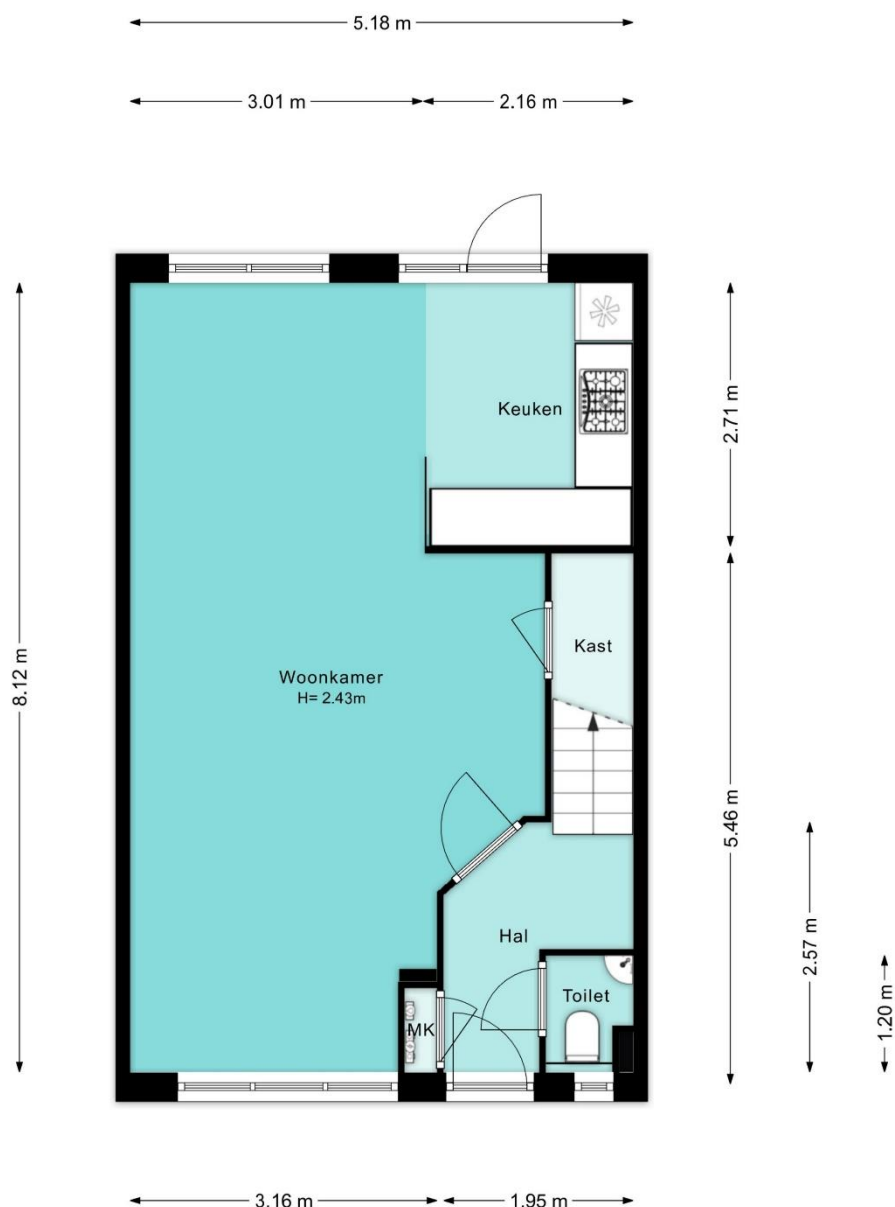
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Floor plan - ground floor

Assinkbos 15, Hoofddorp
Begane Grond

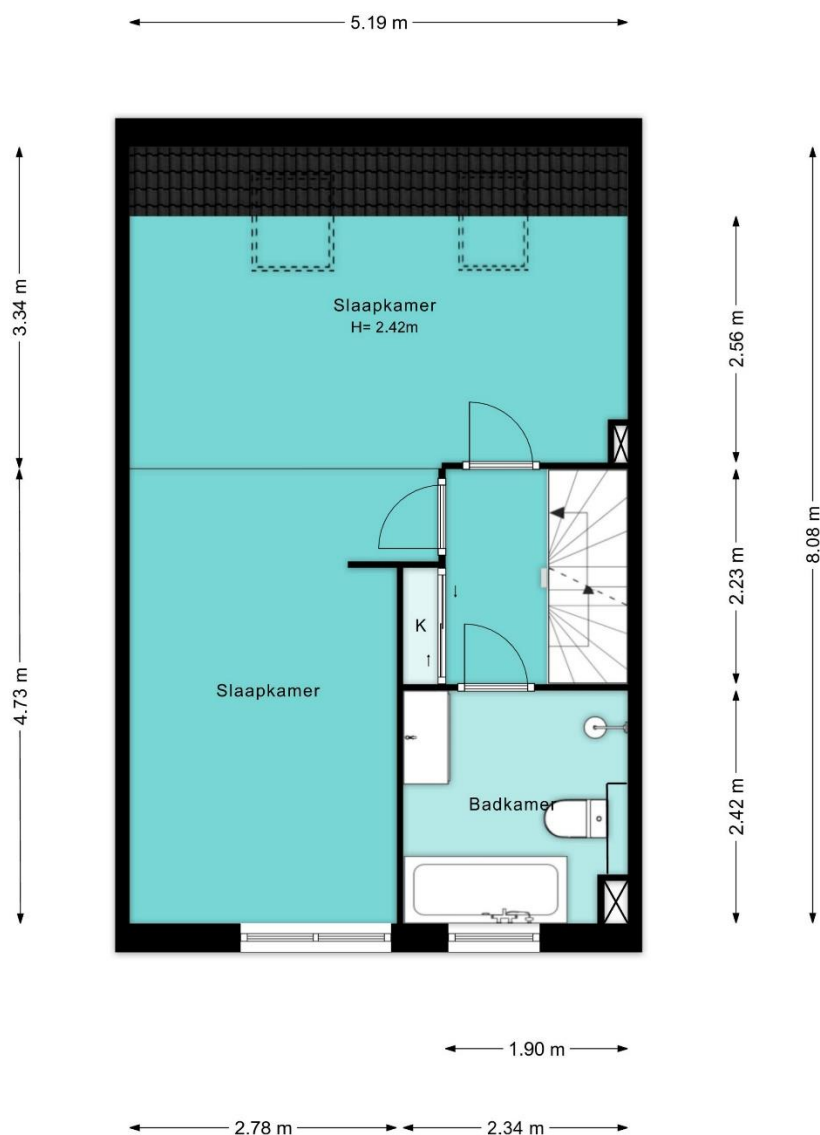


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Aan de plattegronden kunnen geen rechten worden ontleend

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Floor plan - first floor

Assinkbos 15, Hoofddorp
1e Verdieping

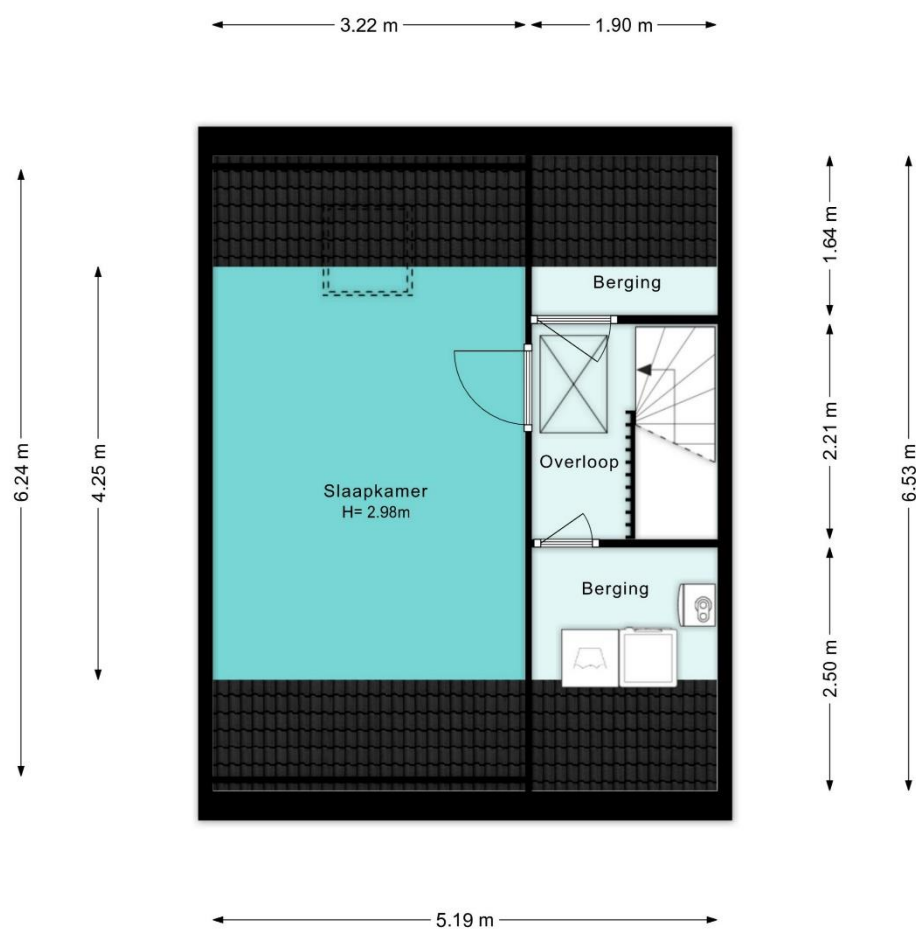


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Floor plan - second floor

Assinkbos 15, 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

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!

