



**Sportlaan 271**  
**2566 KJ Den Haag**

**€ 3.500 p.m.**



## Alle kenmerken op een rij

### Overdracht

Huurprijs	€ 3.500 p.m.
Aangeboden sinds	07 sep 2022
Status	verhuurd
Huurperiode	
Borgsom	
Servicekosten	
Aanvaarding	per datum

### Bouw

Woningcategorie	woonhuis
Type woning	
Soort woning	hoekwoning
Kozijnen	kunststof, aluminium, draaikiepramen

### Indeling

Aantal kamers	
Aantal badkamers	2
Aantal toiletten	3
Kelder	nee
Zolder	nee
Garage	geen
Aantal woonlagen	4

### Gebied en inhoud

Perceeloppervlak (m <sup>2</sup> )	
Woonoppervlak (m <sup>2</sup> )	193
Inhoud (m <sup>3</sup> )	530



## Ligging

Ligging

## tuin

Oppervlakte (m<sup>2</sup>)

Breedte (m)

Lengte (m)

Oriëntatie **noord**

Onderhoud

Achtersoegang **ja**

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Oppervlakte (m<sup>2</sup>)

Breedte (m)

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## Energie

Verwarming **centraal, gas**

Soort warm water

Beglazing **dubbel**

Isolatie **dak, vloer**

## Energie label

Energie label **D, vervaldatum: 09 jun 2032**





# Sportlaan 271 in beeld











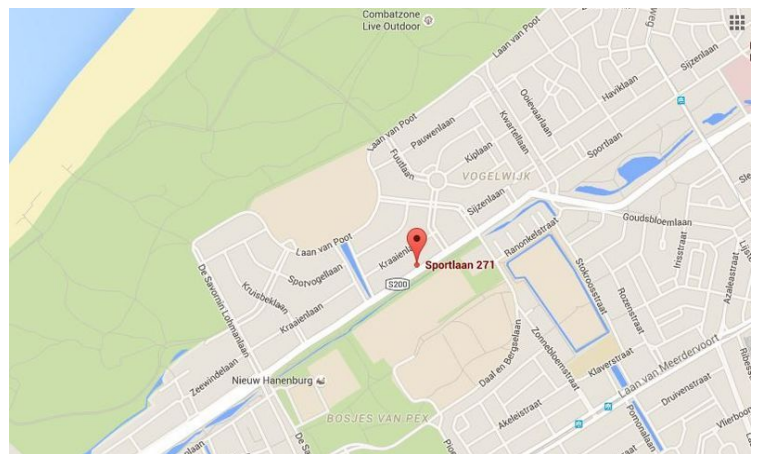
















## Omschrijving Sportlaan 271

Bright, spacious 1930s half-villa with private garden and separate garage for rent in The Hague's charming Vogelwijk. Perfect for expat families, the house is close to the European, French, German and International schools, within walking distance to the beach and tranquil dune park, and across the road from the Bosjes van Pex park, which features sporting facilities from tennis to soccer clubs to horse-riding. Bus line 24 stops a few meters from the house and takes you directly to the center of The Hague and Centraal Station, which are also easily reachable by bicycle. Various supermarkets, drugstores, butchers, bakers etc. are within comfortable walking/cycling distance.

### Layout

#### Ground Floor:

Entrance, hallway with modern toilet and door to basement. The hallway leads to the large, open-plan living room / dining room (appr. 9.50x5.50x4.00) and open kitchen. The living room features large windows on all sides, which makes this a very bright, airy space with access to the fenced in, private garden, terrace, garage and shed. The luxurious, fully equipped kitchen features an American fridge/freezer, microwave, dishwasher, stove with 5-burner gas plate, electric grill, and convection oven.

#### 1st floor:

Stairs lead from the hallway to the first floor landing. This floor features a modern bathroom with two wash basins, towel radiator and a luxurious shower. Two large, bright bedrooms (appr. 4.30x4.30 and 4.30x4.00), one with balcony, as well as a third, smaller bedroom or office (appr. 3.40x2.20) and a separate, modern toilet complete the first floor.

#### 2nd floor:

Stairs lead to the second floor landing and two more bright, spacious bedrooms (both appr. 4.00x4.00), a modern bathroom with bath, towel radiator and wash basin and a small side room / storage room.

#### Additional information:





## Omschrijving Sportlaan 271

- Ample free parking on the street in addition to the parking places in the garage and on the driveway
- 90% double glazed windows
- new central heating system A+
- smart thermostat for remote heating regulation, utilities consumption overview etc.
- rental price exclusive of utilities

No brokers fee for the tenant.





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