

For Sale

Anna Boleynlaan 59, Hoofddorp



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Anna Boleynlaan 59

Description

What a fantastic opportunity!

We have this beautiful, very well-maintained family home for sale in Tudor Park. The house sits on a plot of 114 m², has a living area of 119 m², four bedrooms, a spacious bathroom, and a private parking space at the rear of the property.

The homes in the Tudor Park neighborhood feature a characteristic English Tudor architectural style. Characteristic of this neighborhood are the steep roofs with flat tiles, windows with muntins, and striking chimneys.

The home is located within cycling distance of the Floriande shopping center and the Toolenburg shopping center. Here you can go for your daily groceries, and on Saturdays there is a lively market. Schools, the health center, and the public library are also a short distance away.

For a relaxing day out, the Toolenburger Plas is literally around the corner. Here you can go walking, cycling, rollerblading, and swimming, among other activities. There are also two restaurants where you can enjoy a bite to eat and a drink. The Haarlemmermeerse Bos is just a few minutes' bike ride away. The King Willem-Alexander Sports Complex is located just a few minutes' drive away and features swimming pools and a gymnastics hall. Therefore, there is no shortage of recreational facilities.

The A4, A5, A9, and A10 motorways are easily accessible by car, making cities such as Amsterdam, Haarlem, and The Hague, as well as Schiphol Airport, quickly reachable. Additionally, public transport is within walking distance. With the direct bus connection 397, you can reach Schiphol in just 12 minutes and Leidseplein in Amsterdam in approximately 45 minutes.

The layout is as follows:

Entrance to the home. Hallway with meter cupboard (10 circuits, 3 RCDs, 3-phase connection, fiber optic connection, and smart meter) and washroom, including a washbasin.

Access to the extended living room. The kitchen (approx. 8 m²) is located at the front of the home, consists of two separate units, and is equipped with various built-in appliances: a fridge-freezer, combination oven, dishwasher, induction hob with recirculation hood (2026), and a sink. The extended living room (approx. 36 m²) features a practical under-stair storage cupboard, a stunning laminate floor, and sleek plastered walls and ceiling. Additionally, beautiful, chic interior doors have been installed.

The rear facade features a spacious window section with double French doors providing access to the low-maintenance backyard. This is located on the east side, is equipped with a storage shed, and has a practical back entrance. At the rear of the property, there is also a private parking space in a parking courtyard.

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Description - continued

The landing on the first floor can be reached via the stairs from the entrance hall. Here, three bedrooms and the bathroom are located. Two bedrooms of approximately 11 m² and 7 m² are situated at the rear of the house. The bedroom located at the front measures approximately 11 m². All bedrooms feature laminate flooring and sleek walls.

The bathroom located at the front of the house is equipped with a walk-in shower, washbasin, a second wall-mounted toilet, and a designer radiator. The front bedroom and the large bedroom at the rear are both equipped with roller shutters; this allows you to effectively darken both rooms and keep the heat out even more effectively on warm days.

The second floor can be reached via a fixed staircase. Here you will find a very spacious bedroom of approximately 19 m² and a spacious storage room, which can be closed off with double sliding doors, housing the setup for the central heating boiler (Intergas, 2017) and the connections for the washing machine and dryer. There is also approximately 12 m² of storage space here.

This floor is finished with laminate flooring and has plastered walls. The storage loft can be reached from the bedroom via a loft ladder. Very handy for storing seasonal items. Thanks to the steep roofline, you can even stand up here!

All opening window frames are fitted with insect screens. This allows you to leave everything open without unwanted visitors such as mosquitoes; which is great, of course.

The property has an energy label A (valid until 2027). The home is naturally fully insulated and fitted with HR++ glazing.

Dedicated property website

This property has a dedicated website: www.annaboleynlaan59.nl, where you can find the brochure, floor plans, and other relevant documents.

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General

year of construction 2017 * living area approx. 119 m² * plot area 114 m² * energy label A * private parking space; # 52 * parking space service charges amount to € 10.50 per month * handover in consultation *

Characteristics

Asking price	: € 650.000,- k.k.
Type of home	: Family home
Living area	: Approx. 119 m2
Lot area	: 114 m2
Year of construction	: 2017
Number of rooms	: 5, of which 4 bedrooms
Garden direction	: East
Heating system	: Central heating system (Intergas, 2017)
Insulation	: Fully insulated
Energielabel	: A, valid until 2027
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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Foto's



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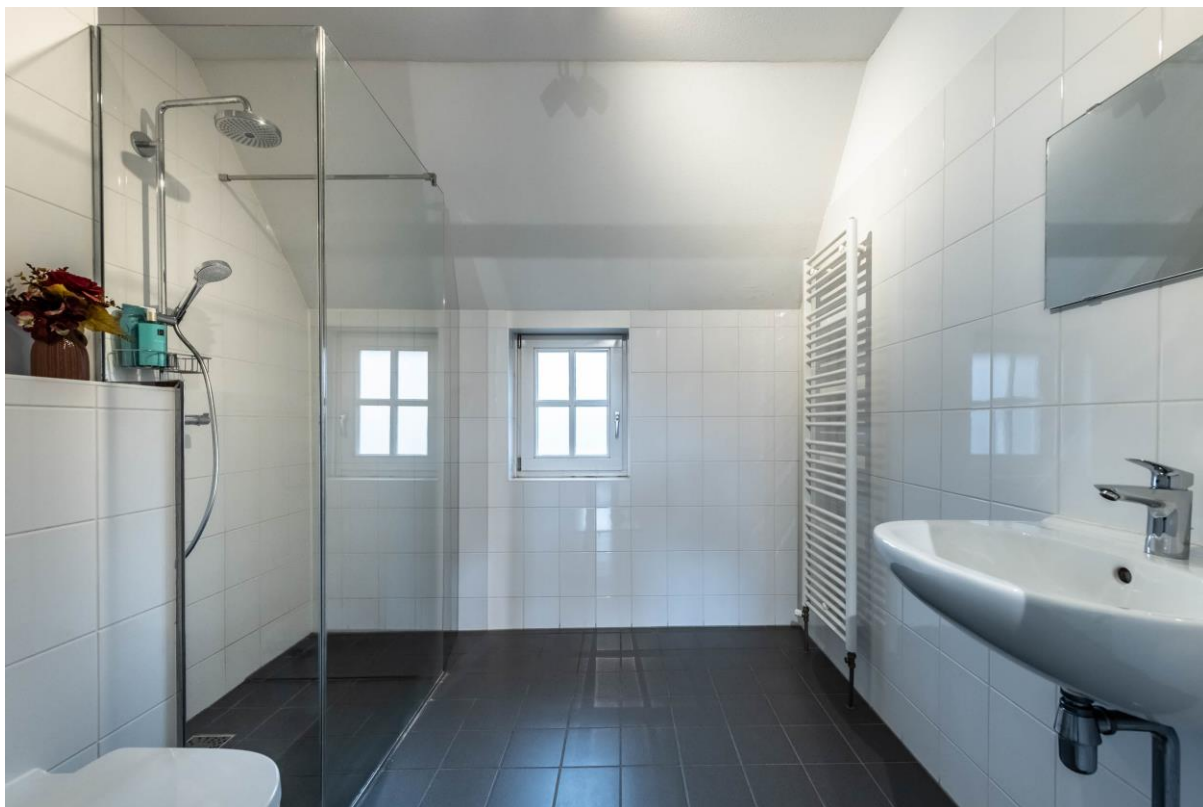
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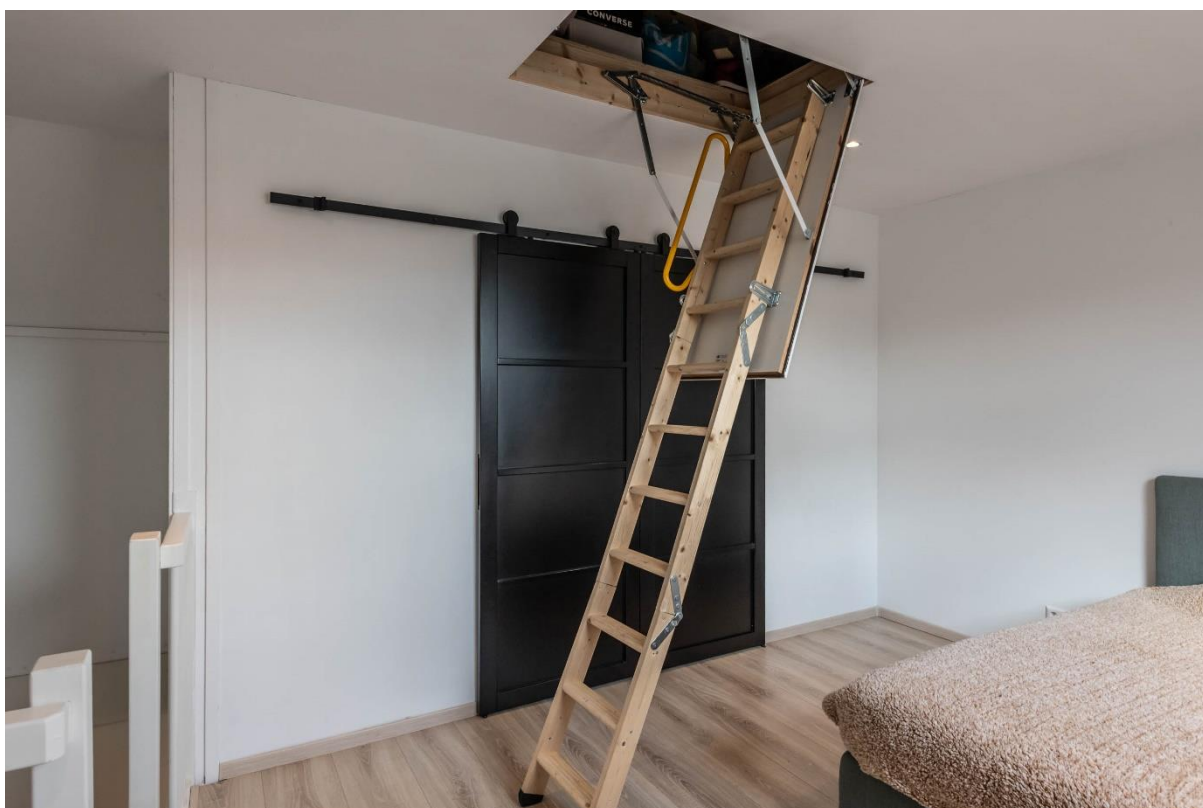
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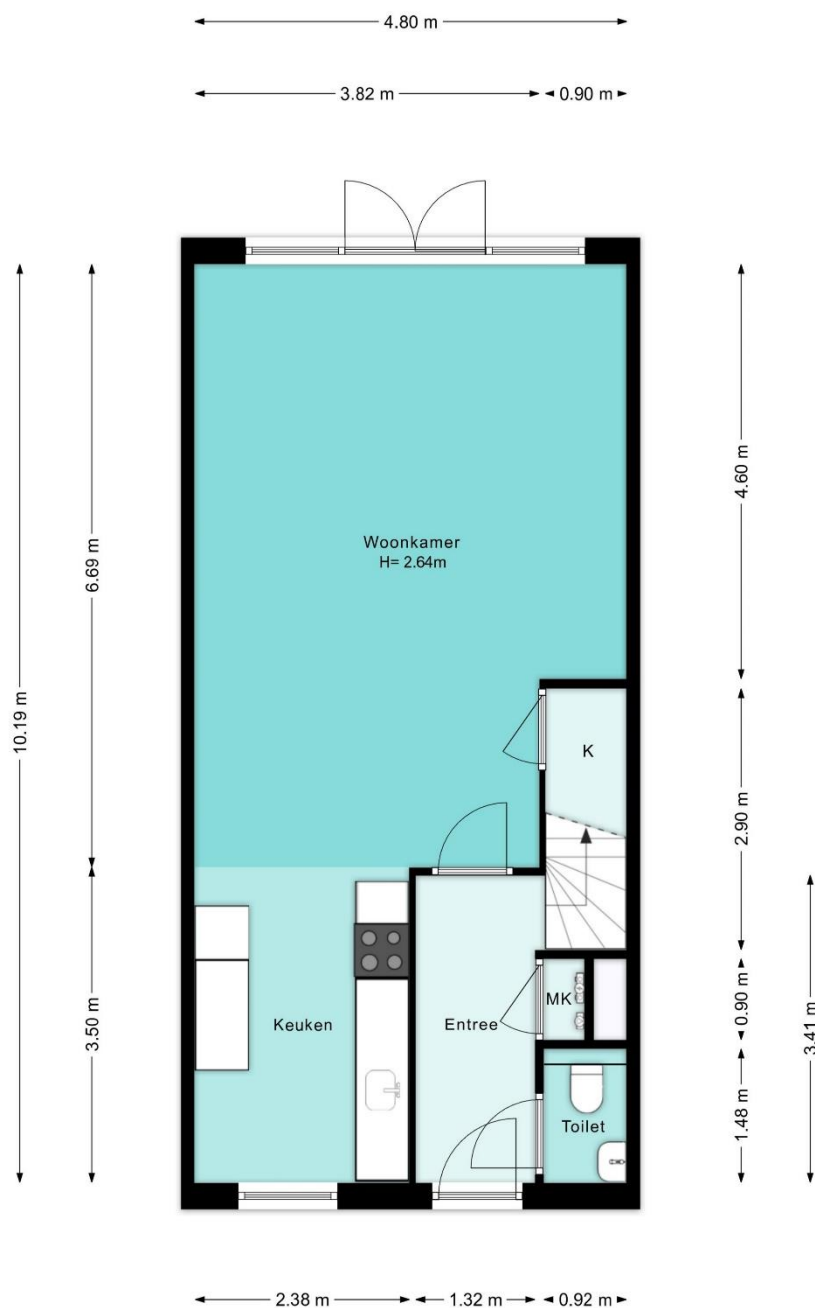
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Floor plan - ground floor

Anna Boleynlaan 59, Hoofddorp
Begane Grond

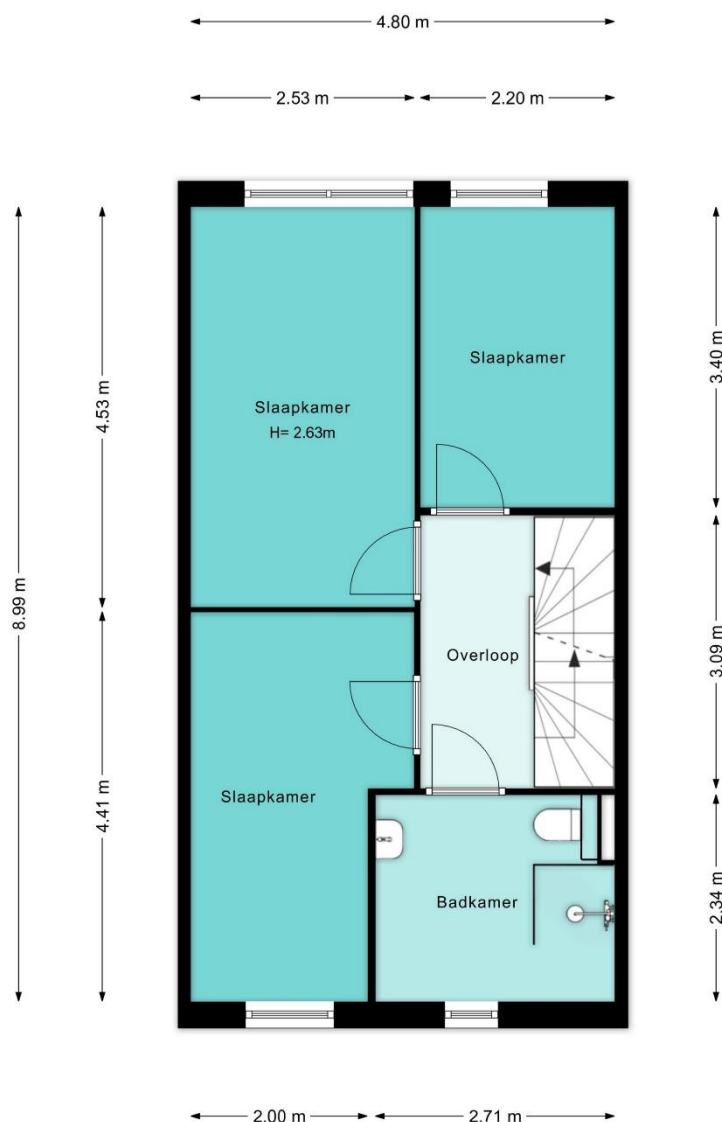


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Aan de plattegronden kunnen geen rechten worden ontleend

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Floor plan - first floor

Anna Boleynlaan 59, Hoofddorp
1e Verdieping

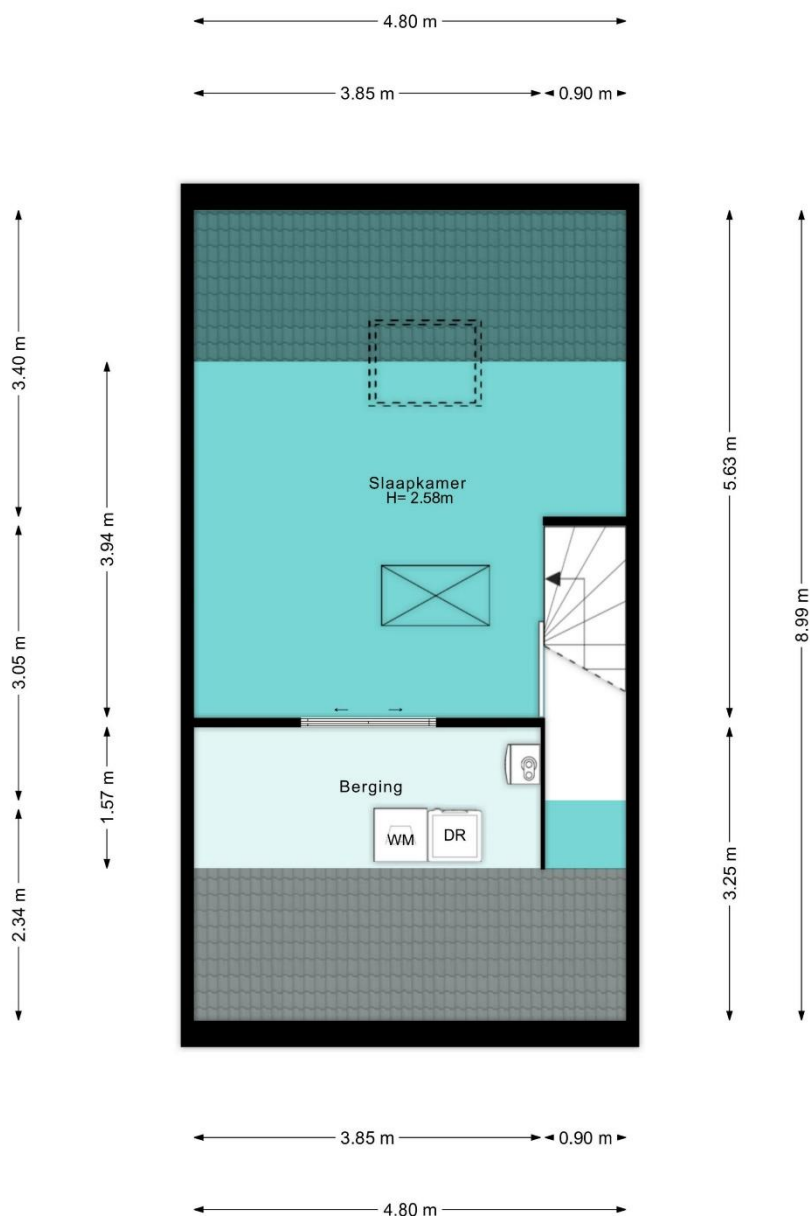


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Floor plan - second floor

Anna Boleynlaan 59, 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!

