

For Sale

Meermanstraat 49, Hoofddorp



Meermanstraat 49

Description

Charming and almost completely renovated house of approximately 86 m² spread over three floors, with 3 bedrooms and an extra-deep garden with unobstructed views of greenery and the water.

Parking is available on the street directly in front of the house; there are ample parking spaces. The house is located on the edge of Hoofddorp, yet only a few minutes' bike ride from the lively town center. Built in 1990, the neighborhood is pleasantly spacious and green, and has several playgrounds.

In the center of Hoofddorp, you'll find everything you need. You can do your daily grocery shopping here, but it's also a great place to shop. There's also a wide selection of restaurants, a theater, a cinema, and a lively weekly market on Fridays. Schools and daycare centers are also nearby.

Hoofddorp City Park is just a few minutes' walk away. This is a lovely park for a leisurely stroll, and there's also a petting zoo and a restaurant. For a relaxing day, visit Toolenburger Plas and the Haarlemmermeerse Bos; both are within a few minutes' drive. Here you can enjoy walking, cycling, or skating. In addition, a wide range of sports facilities, including paddle tennis and paddle courts, and even a ski slope, are just a few minutes' bike ride away.

The A4, A5, A9, and A10 motorways are easily accessible by car, making cities such as Amsterdam, Haarlem, The Hague, and Schiphol Airport easily accessible.

The train station is also just a few minutes' bike ride away, and the bus stop is a short walk away.

The layout is as follows:

Through the front garden (landscaped in 2019), with a detached brick shed, you reach the front door and entrance hall. Here you will find the meter cupboard (11 circuits, 3 earth leakage circuit breakers, 3-phase and fiber optic connections, and a smart meter), a fully tiled toilet (2019) with a wall-hung toilet and a small sink, the stairs to the first floor, and access to the living room. The kitchen (2019), U-shaped and in a beautiful dark color scheme, is located at the front of the house. This is equipped with various built-in appliances, including a fridge/freezer, oven, dishwasher, 4-burner induction cooktop with extractor hood, boiling-water tap, and a sink. The wonderfully bright living room, 5.17 meters wide, is located at the rear of the house and features a practical under-stairs storage cupboard for storing items such as provisions and the vacuum cleaner. The ground floor is finished with a PVC click-lock floor with underfloor heating, and the walls are smoothly plastered.

The extra-deep northeast-facing back garden is accessible through a door in the rear facade. Its length of some 16 meters makes it much sunnier than you might expect. The neatly landscaped garden features several terraces, with a lower jetty, overlooking the water; a truly unique spot.

Meermanstraat 49

Description - continued

The stairs in the entrance hall leads to the spacious landing on the first floor. Here you'll find two bedrooms and the renovated bathroom (2019). At the rear of the house is a bedroom with a walk-in closet (approx. 9 m² and 5 m²), both rooms featuring a skylight. The second bedroom (approx. 11 m²) and the fully tiled bathroom (approx. 3 m²) are located at the front. The bathroom is equipped with a bath/shower combination, a washbasin with a vanity unit, an additional vanity unit, a heated towel rail, a second toilet, and electric underfloor heating. The first floor features plastered walls and laminate flooring.

The second floor is accessible via a fixed staircase. Here, you'll find a spacious landing with the central heating boiler (Nefit, 2019) and connections for the washing machine and dryer. The spacious third bedroom (approx. 16 m²) with a skylight spans the entire depth of the house. This floor also features laminate flooring and plastered walls.

The house has an energy label A (valid until November 2035); Equipped with 6 solar panels (2022) and wooden window frames with double glazing.

"A lovely house in a wonderful location. Definitely worth a viewing!"

Meermanstraat 49

General

Built in 1990 * Living area approx. 86 m² * Plot 159 m² * Energy label A, valid until November 2035 * 3 bedrooms * Deep back garden on the water * Very close to all conceivable amenities * Delivery by arrangement

Characteristics

Asking price	: € 475.000,- k.k.
Type of home	: Family home
Living area	: Approx. 86 m2
Lot area	: 159 m2
Year of construction	: 1990
Number of rooms	: 4, of which 3 bedrooms
Garden direction	: Northeast
Heating system	: Central heating system (Nefit, 2019)
Insolation	: Fully insulated
Energielabel	: A, valid until 2035

Home website

More information about this property can be found at
<https://www.meermanstraat49.nl/>

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.

Meermanstraat 49

Pictures



Meermanstraat 49



Meermanstraat 49



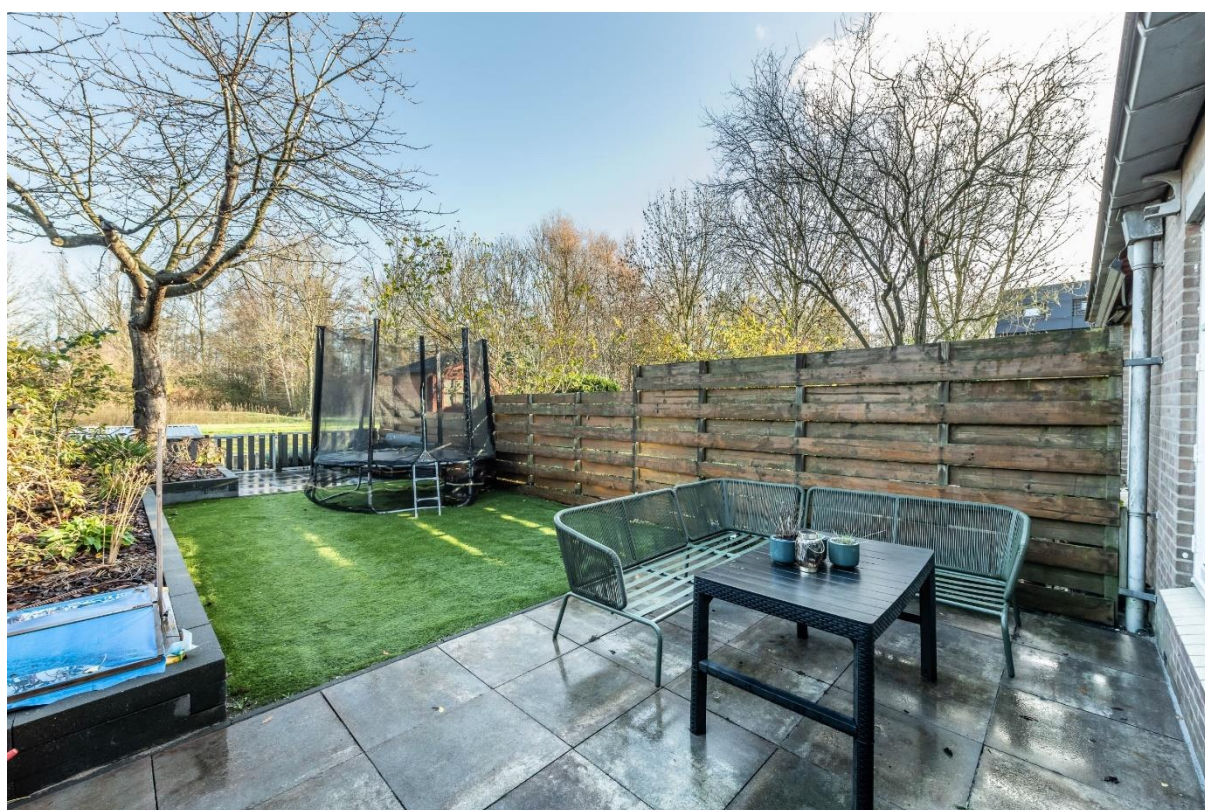
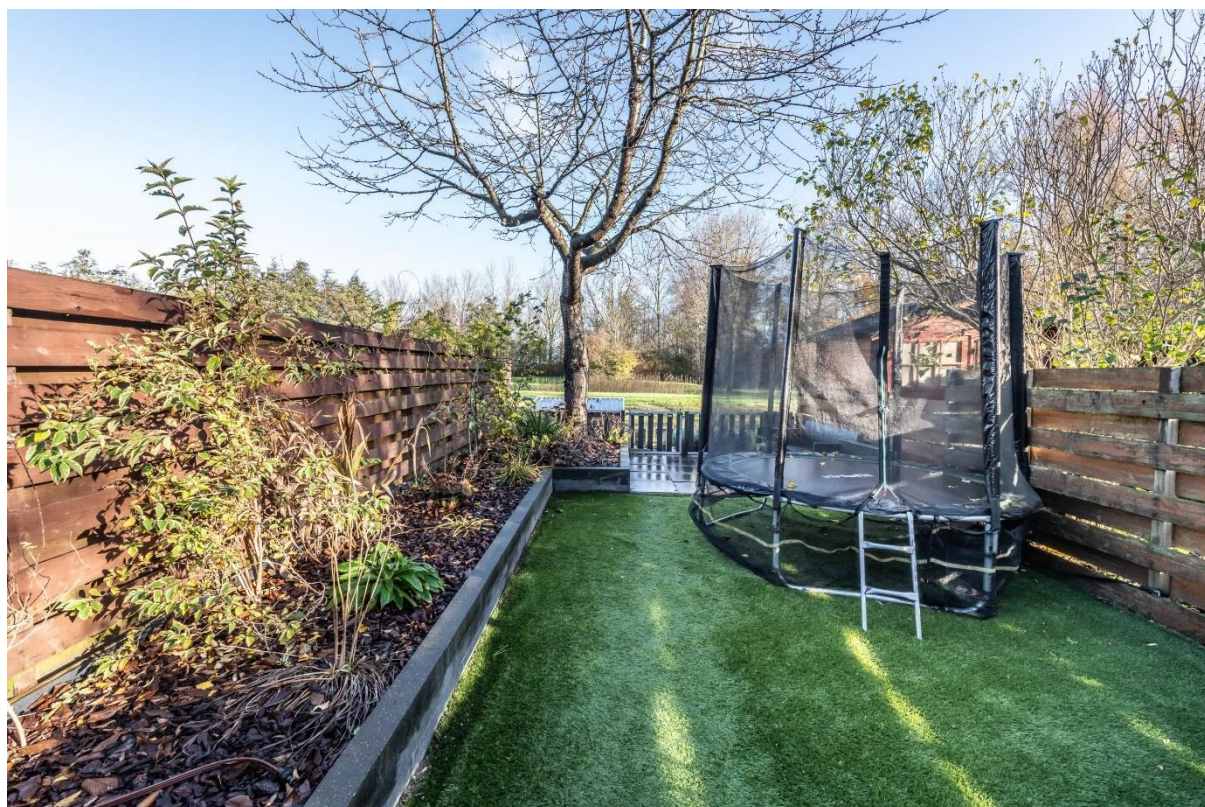
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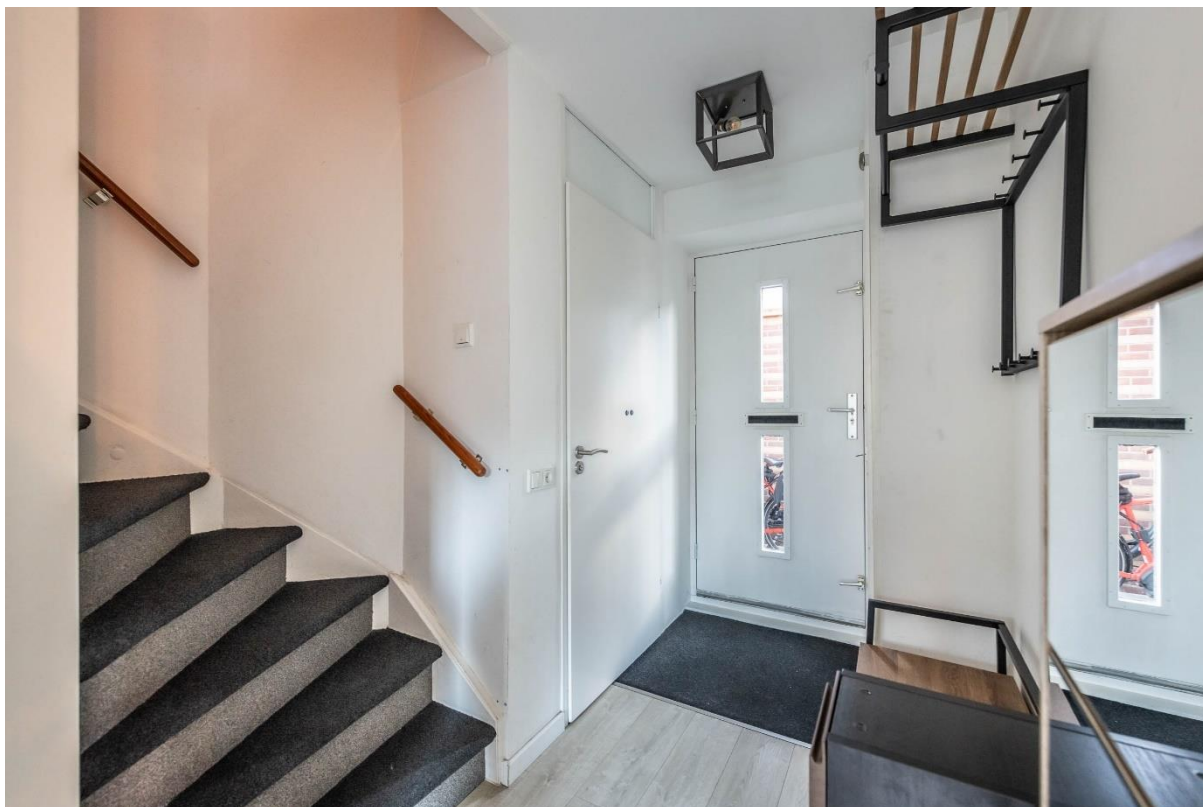
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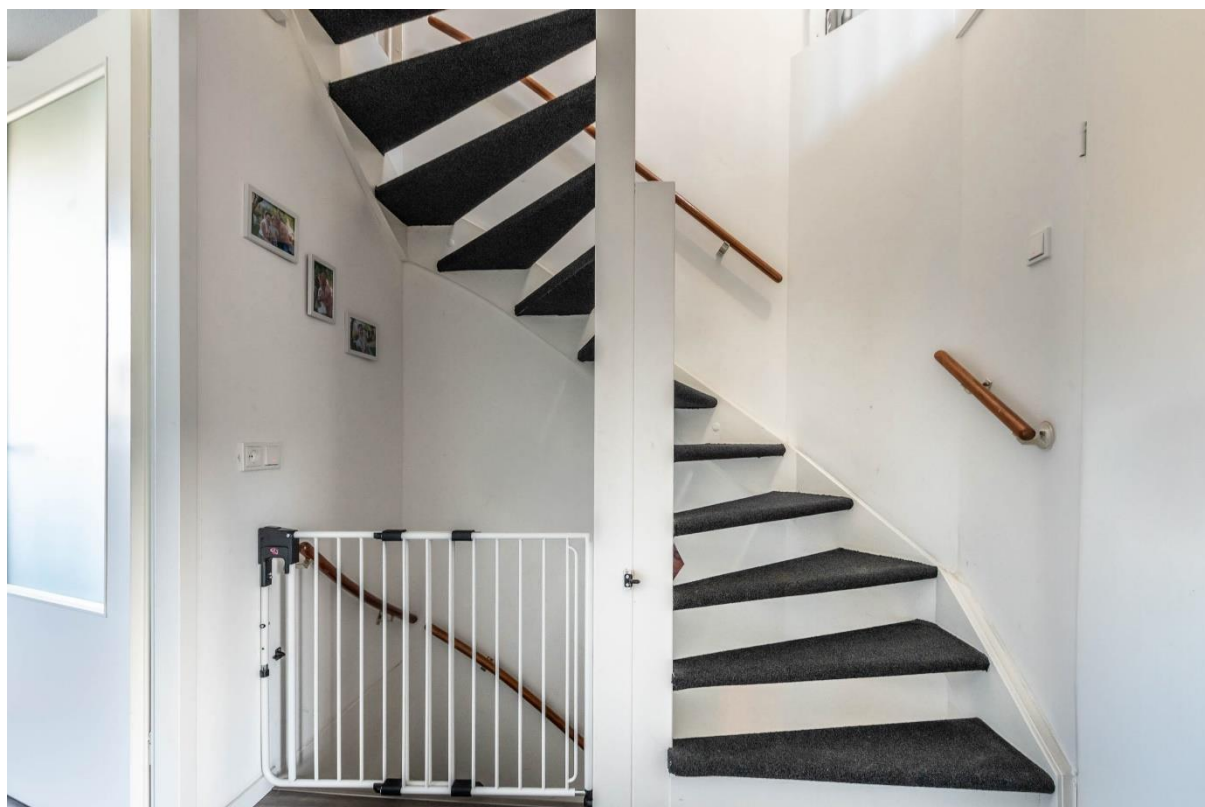
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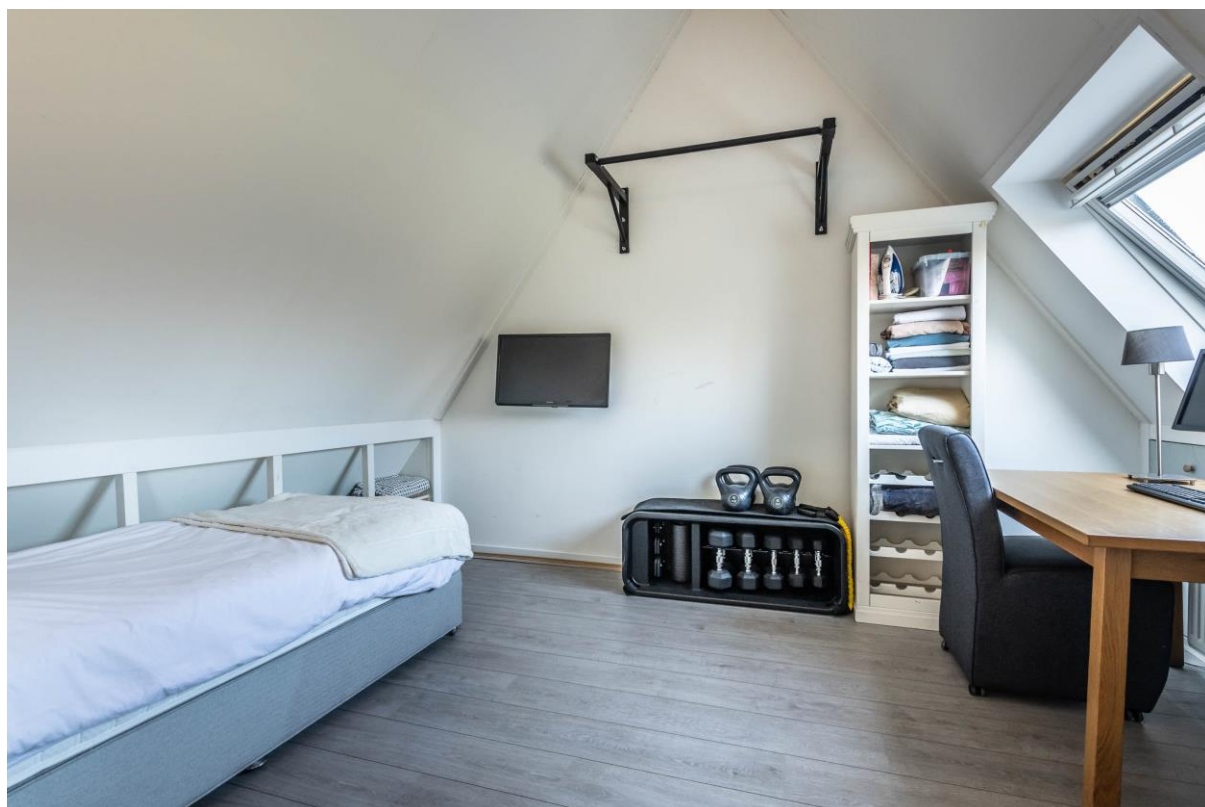
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Floor plan - ground floor

Meermanstraat 49, Hoofddorp
Begane Grond

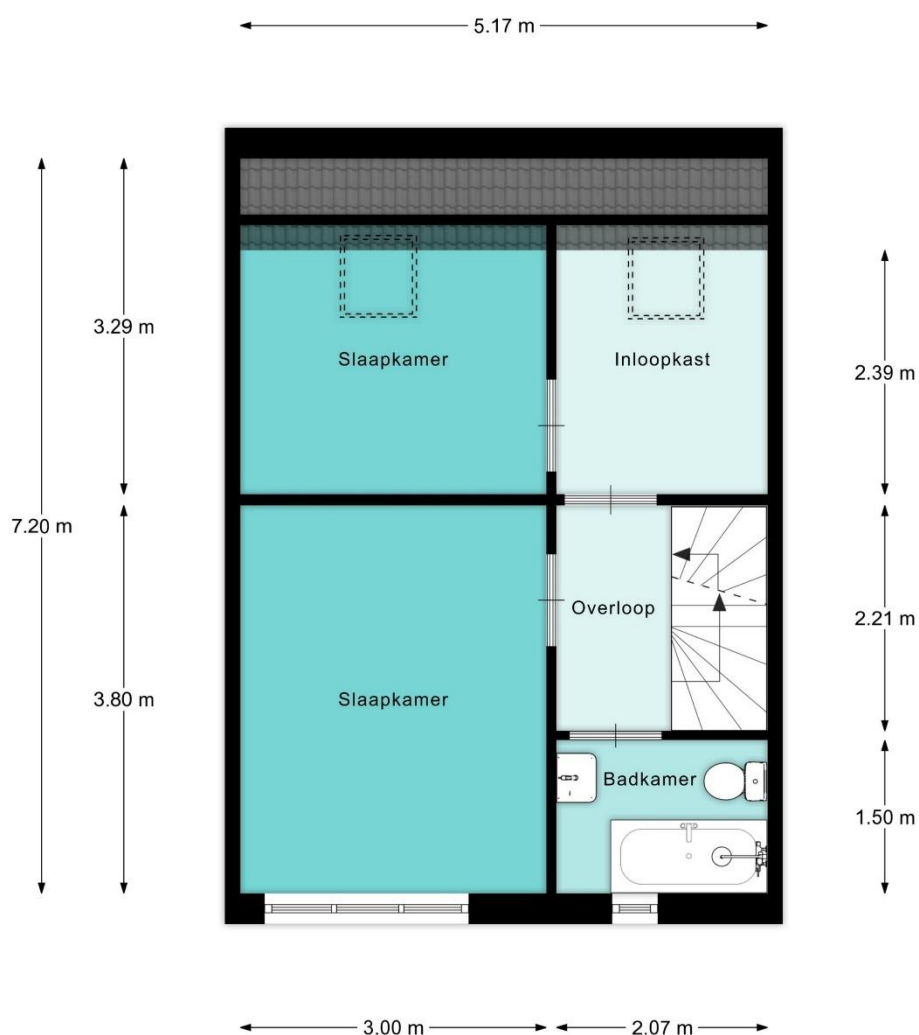


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Meermanstraat 49

Floor plan - first floor

Meermanstraat 49, Hoofddorp
1e Verdieping

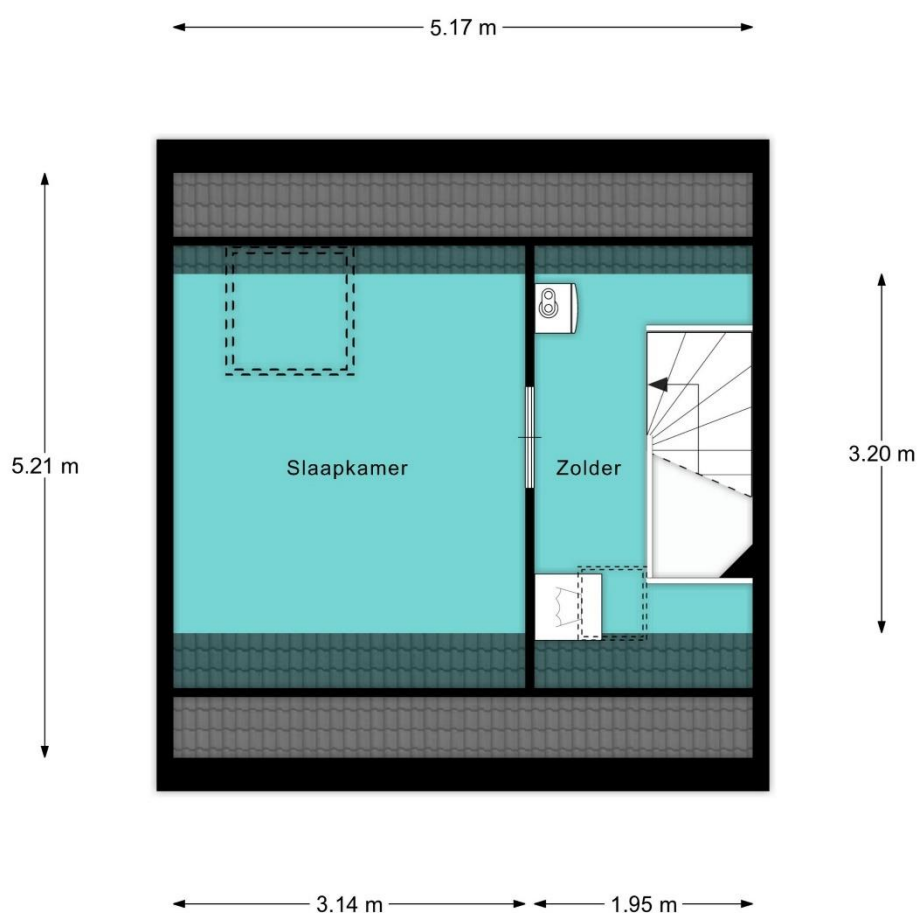


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Meermanstraat 49

Floor plan - second floor

Meermanstraat 49, 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!

