

For Sale

Spaarnelaan 3, Haarlem



Spaarnelaan 3

Description

This stunning detached house in the Zuiderhout district, on the outskirts of Haarlem, is now available!

This beautiful, spacious family home is centrally located, near schools, shops, and sports facilities, and directly adjacent to the city park 'de Haarlemmer Hout'. The property stands on a plot of 477 m², boasts no less than approx. 219 m² of living space, has 5 bedrooms, a garage, a utility room, and a wonderfully sunny front, side, and back garden.

Here, you live just outside the old, historic city center of Haarlem with its charming shops, markets, squares, cozy cafes, restaurants, and a wide range of art and culture. The house is situated on a leafy, quiet lane. Parking is ideal on private property and on the street for visitors; there is plenty of space and it is free, but public transport is also easily accessible. The bus stop is within walking distance, and just a few hundred meters away you can board the R-net; the fast bus connection between Haarlem and Amsterdam-Zuidoost, via Hoofddorp/Schiphol. You can also reach the access roads to the A4, A5, and A9 motorways within a few minutes.

The layout is as follows:

The beautifully landscaped front garden with a private driveway offers space for two to three cars; there is also a charging station. Additionally, you can park a (small) car in the garage.

Access to the home is located on the side, where you enter into a spacious entrance hall. From the hall, you have access to the meter cupboard (16 groups/4 RCDs), the toilet room with a wall-mounted toilet and washbasin, a built-in wardrobe - very practical for storing coats, bags, and shoes out of sight - the staircase to the first floor, and access to the L-shaped living room. Here, you experience beautiful natural light thanks to the presence of several large windows that span almost the entire height of this floor. The living room features a beautiful sandstone fireplace and is finished with a wooden floor and sleek walls. At the rear of the house, you will find the spacious and modern kitchen (approx. 25 m²).

The kitchen consists of three separate elements. Two wall units offer ample storage space and accommodate the following built-in appliances, among others: a double fridge-freezer, an oven and a combination oven, a dishwasher, and a Quooker. Additionally, there is a kitchen island with a steel worktop, a 5-burner gas hob with a ceiling extractor hood, and a sink with a filtered water tap. The kitchen is finished with a cozy gas fireplace and the floor is equipped with underfloor heating. From the kitchen, you reach the utility room. Here you will find a pantry unit with connections for a washing machine and dryer, a door to an intermediate space which also has connections for a washing machine and dryer, and ample storage space. The (small) garage can be reached

Spaarnelaan 3

Description - continued

from the storage room via an intermediate door. (The garage can easily be enlarged, to a length of approx. 6,50 meters)

The spacious and beautifully landscaped rear and side garden is truly fantastic and is accessed via a sliding door on the side of the house. The garden features various borders and terraces, a lawn, a water feature, and a lovely covered patio. The entire garden is bordered by an evergreen hedge, ensuring plenty of privacy. You will also find a practical storage shed here for storing items such as garden cushions. Furthermore, a covered bicycle shed is located immediately after the gate. Built-in sprinklers provide a green haven.

Via the fixed staircase in the entrance hall, you reach the landing on the first floor. From here, you have access to three bedrooms, the bathroom, a separate toilet, and a storage cupboard. Two bedrooms are located at the front of the house and measure approximately 10 m² and 17 m². The largest bedroom features a built-in wardrobe. The master bedroom is located at the rear and features a walk-in closet. Two separate doors in the rear facade provide access to the balcony situated at the rear and side.

The intermediate bathroom is equipped with a bathtub, a walk-in shower, a washbasin with vanity unit, a designer radiator, and underfloor heating. The separate toilet features a wall-mounted toilet and a small hand basin. The storage cupboard is very practical for storing towels and bedding. The landing and the bedrooms are finished with PVC flooring.

You reach the second floor via a fixed staircase. Here you will find a spacious landing with ample room on both sides of the house for, for example, a generous workspace, partly thanks to the dormer windows. Additionally, there are two bedrooms (approx. 20 m² and approx. 12 m²) and a separate shower room on this floor. The bedrooms are equipped with a Velux skylight and a built-in wardrobe with sliding doors. You have access to the technical room via the bedroom at the rear. The setup for the central heating boiler (Remeha, 2005) is located here.

The floors on this floor are also finished with PVC.

The exterior of the house has been painted in 2022.

The property has an energy label B and is fully insulated, fitted with wooden window frames with (mostly) high-efficiency glazing. There are 13 solar panels on the roof and a charging station is present.

Spaarnelaan 3

General

year of construction 1990 * fully modernized detached family home with original details * living area approx. 219 m² * 5 bedrooms * spacious garden with various terraces on a plot of 477 m² * within walking distance of the bustling city center * free parking in front of the door * completion in consultation

Characteristics

Asking price	: € 1.675.000,- k.k.
Type of home	: Villa
Living area	: Approx. 219 m ²
Lot area	: 477 m ²
Year of construction	: 1990
Number of rooms	: 7, of which 5 bedrooms
Garden direction	: East
Heating system	: Central heating system (Remeha, 2005) and underfloor heating
Insolation	: Fully insulated
Energielabel	: B, valid until August 2026

Home website

More information about this property can be found at <https://www.spaarnelaan3.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.

Spaarnelaan 3

Pictures



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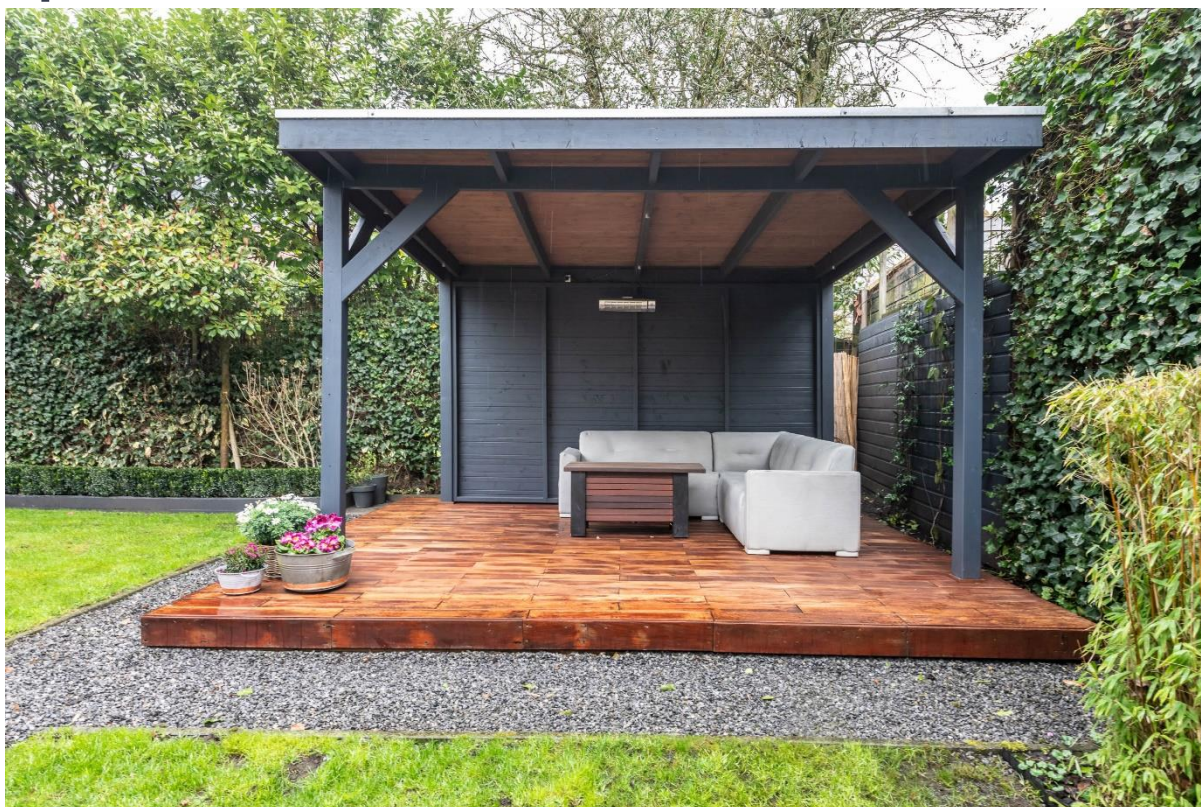
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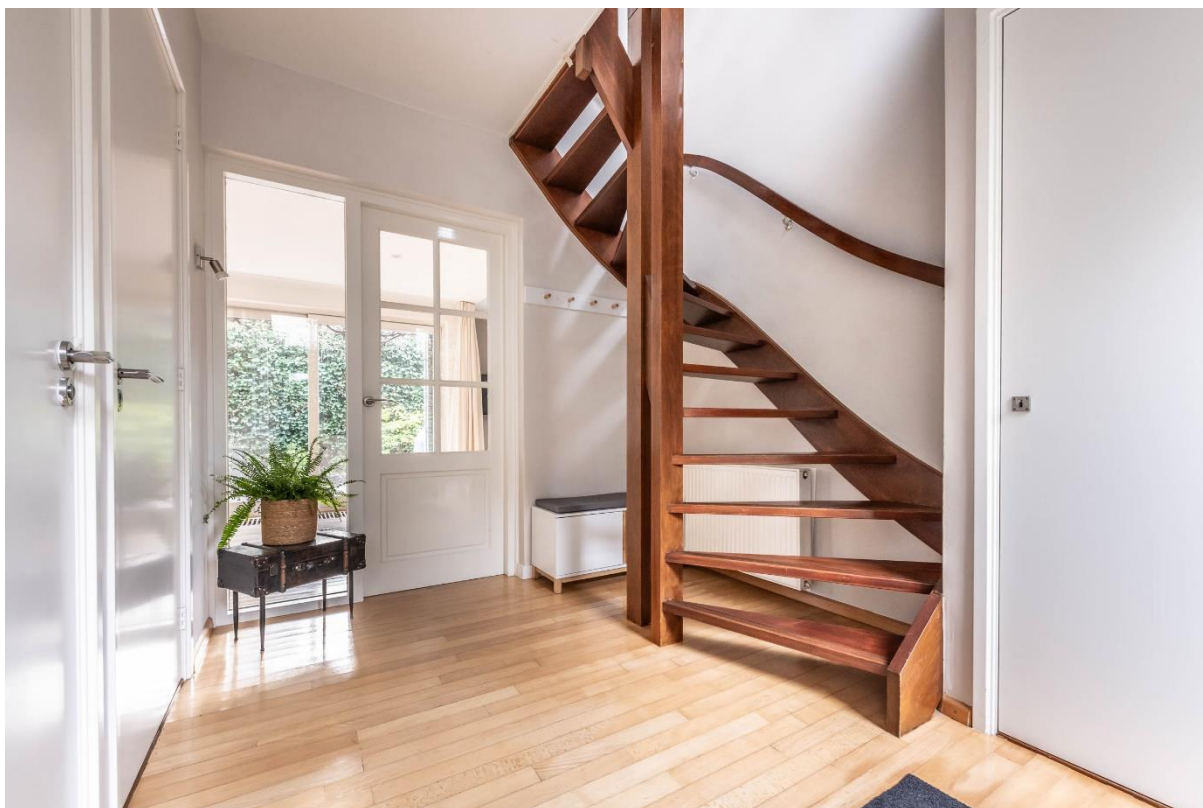
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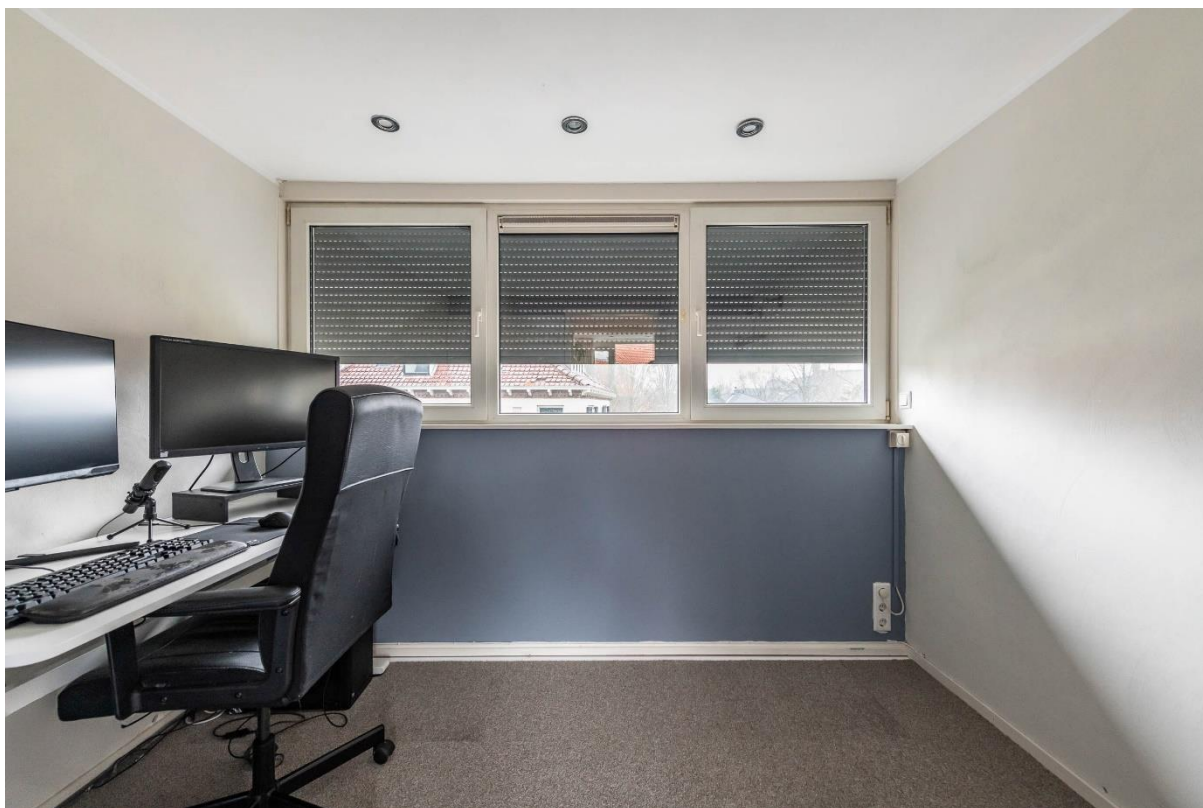
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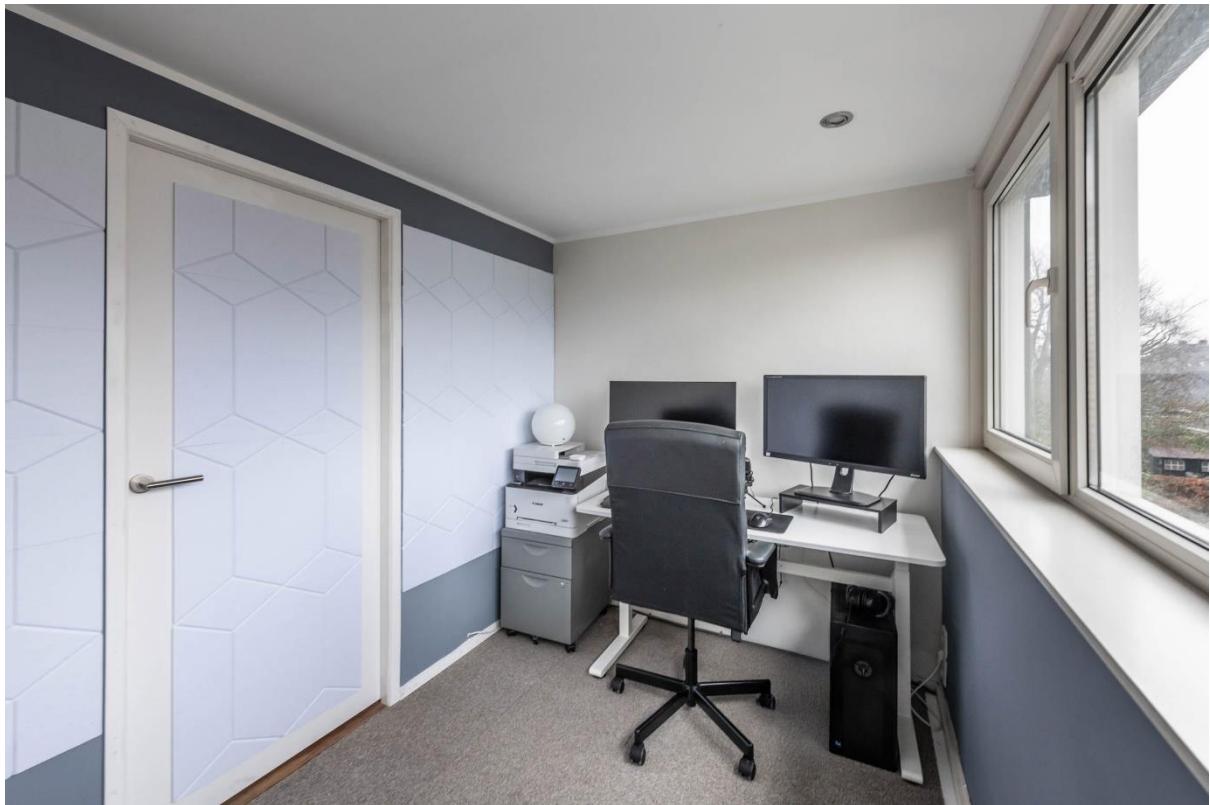
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Floor plan - ground floor

Spaarnelaan 3, Haarlem
Begane Grond



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

Spaarnelaan 3

Floor plan - first floor

Spaarnelaan 3, Haarlem
1e Verdieping



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Floor plan - second floor

Spaarnelaan 3, Haarlem
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

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