

For Sale

Colijnstraat 33, Hoofddorp



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Colijnstraat 33

Description

Located in the child-friendly Floriande “De Hoven” neighborhood, this beautiful single-family home features a living area of approximately 129 m² on a very spacious plot of 212 m². Here, you have no fewer than five bedrooms, a beautifully landscaped backyard with a private parking space, and ample public parking at the front. The home is situated very close to the Floriande shopping center, schools, after-school care, a playing field, bus stops, and the Willem Alexander sports complex. You will rarely find a better level of amenities...

The Floriande shopping center is within a few minutes' walk. Here you will find various shops for daily groceries and a lively weekly market every Saturday. The Paradijs and Toolenburg shopping centers are also just a few minutes' bike ride away.

For relaxation, you can easily walk to the De Toolenburgerplas recreational lake. It is beautiful here in every season, and you can enjoy activities such as swimming, walking, and rollerblading. Additionally, there are two restaurants with spacious terraces that are open all year round. The Haarlemmermeerse Bos is located about a 10-minute bike ride away and also offers plenty of recreational opportunities. Public transport is within walking distance and has an excellent connection to R-net, the fast bus service between Haarlem and Amsterdam Southeast via Schiphol. The A4, A5, A9, and A10 motorways are also a short distance away, making cities such as Amsterdam, Amstelveen, Haarlem, and Leiden easily accessible.

Layout

The hedged front garden with two espalier trees leads to a spacious entrance hall with attractive paneling. Here you will find the meter cupboard (7 circuits, 2 RCDs, smart meter, and fiber optic connection), a toilet room with a wall-mounted toilet and washbasin, and access to the living room. The home is extra wide (approx. 5.45 m) and has a ceiling height of approx. 2.61 m, creating a wonderful sense of space.

The L-shaped kitchen is located at the front, offers an unobstructed view, and is equipped with a fridge-freezer (2022), oven, microwave, dishwasher (2021), 5-burner gas hob with extractor hood, sink, and a granite worktop. The spacious sitting room is located at the rear and offers lovely views of the extra-deep garden. Due to its southwest orientation, the living room is also exceptionally bright, which is very comfortable. The ground floor is finished with a herringbone PVC floor and sleekly finished walls. Additionally, there is a practical under-stairs cupboard for extra storage space.

Through the French doors, you reach the very deep (approx. 21 meters) and beautifully landscaped southwest-facing backyard, featuring various terraces and borders. This allows you to enjoy the sun all day long. Adjacent to the house is a lovely conservatory with sun blinds. In the garden, you will also find two wooden

Colijnstraat 33

Description - continued

sheds and a private parking space. Two solar panels are installed on the roof of one of the sheds.

You reach the first floor via the staircase in the entrance hall. On the landing, you have access to three bedrooms and the bathroom. Two bedrooms are located at the rear; the third bedroom is situated at the front, as is the fully tiled bathroom (2023) in a light color scheme. This is equipped with a shower cabin, double sink with vanity unit, wall-mounted toilet, and designer radiator. This floor is finished with laminate flooring and sleek walls. The bedrooms are equipped with roller shutters.

A fixed staircase leads to the second floor. Here you will find two more bedrooms and an attic, both equipped with a skylight and storage space behind knee walls due to the ridge height of approx. 3.5 meters.

This floor is also finished with laminate flooring. Additionally, there is a wide landing with connections for a washing machine and dryer, the setup for the central heating combi boiler (Remeha, 2019), a solar water heater, and mechanical ventilation.

The home has an energy label A (valid until 2030) and features wooden window frames (painted in 2023) with HR++ glazing, screens, roller shutters, and an awning.

Would you like an even larger living room? Then it is possible to extend the house on the ground floor.

In short: a wonderfully spacious family home on a generous plot; a real bargain! A unique property website is available for this home where you can download the brochure, list of fixtures, and questionnaire: www.colijnstraat33-1.nl

Colijnstraat 33

General

year of construction 2007 * living area approx. 129 m2 * plot area 212 m2 * 5 bedrooms * energy label A * super deep south-west facing garden * private parking space * modern bathroom * completion in consultation *

Characteristics

Asking price	: € 665.000,- k.k.
Type of home	: Family home
Living area	: Approx. 129 m2
Lot area	: 212 m2
Year of construction	: 2007
Number of rooms	: 6, of which 5 bedrooms
Garden direction	: Southwest
Heating system	: Central heating system (Remha, 2019)
Insolation	: Fully insulated
Energielabel	: A, valid until 2030

Home website

More information about this property can be found at www.colijnstraat33-1.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.

Colijnstraat 33

Pictures



Colijnstraat 33



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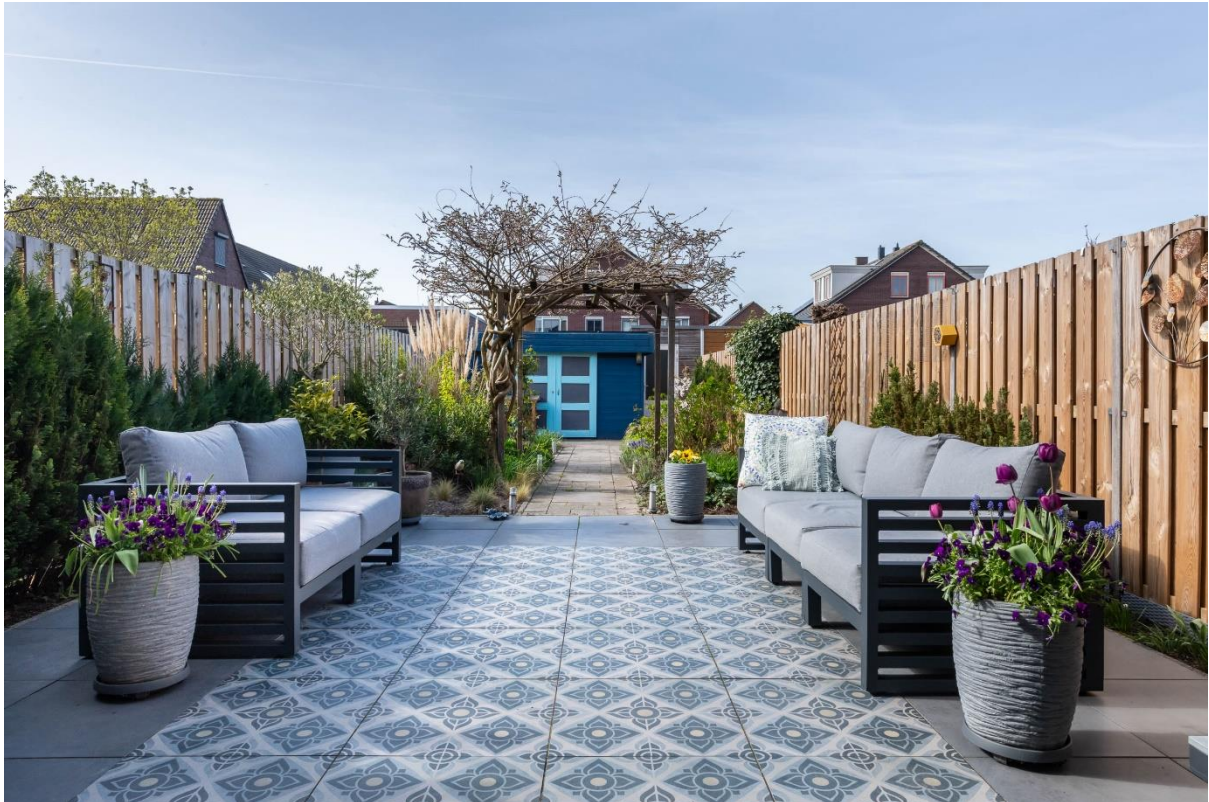
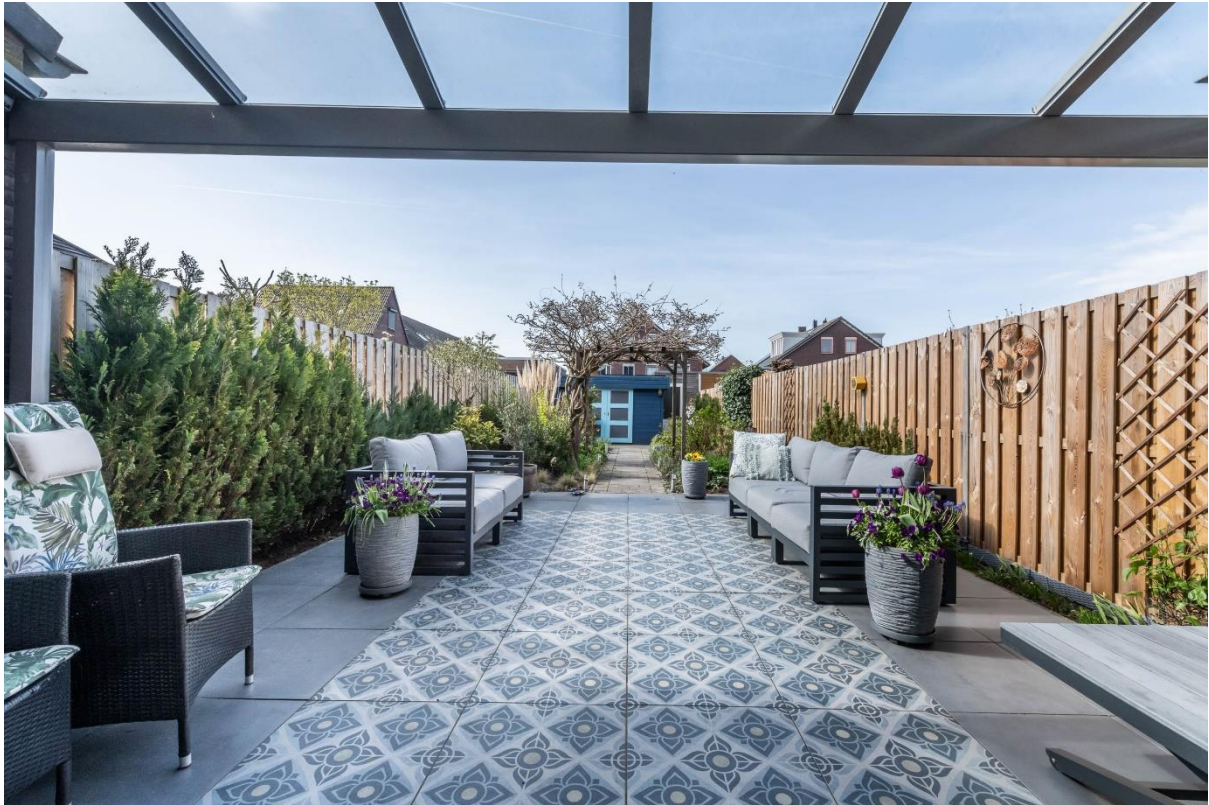
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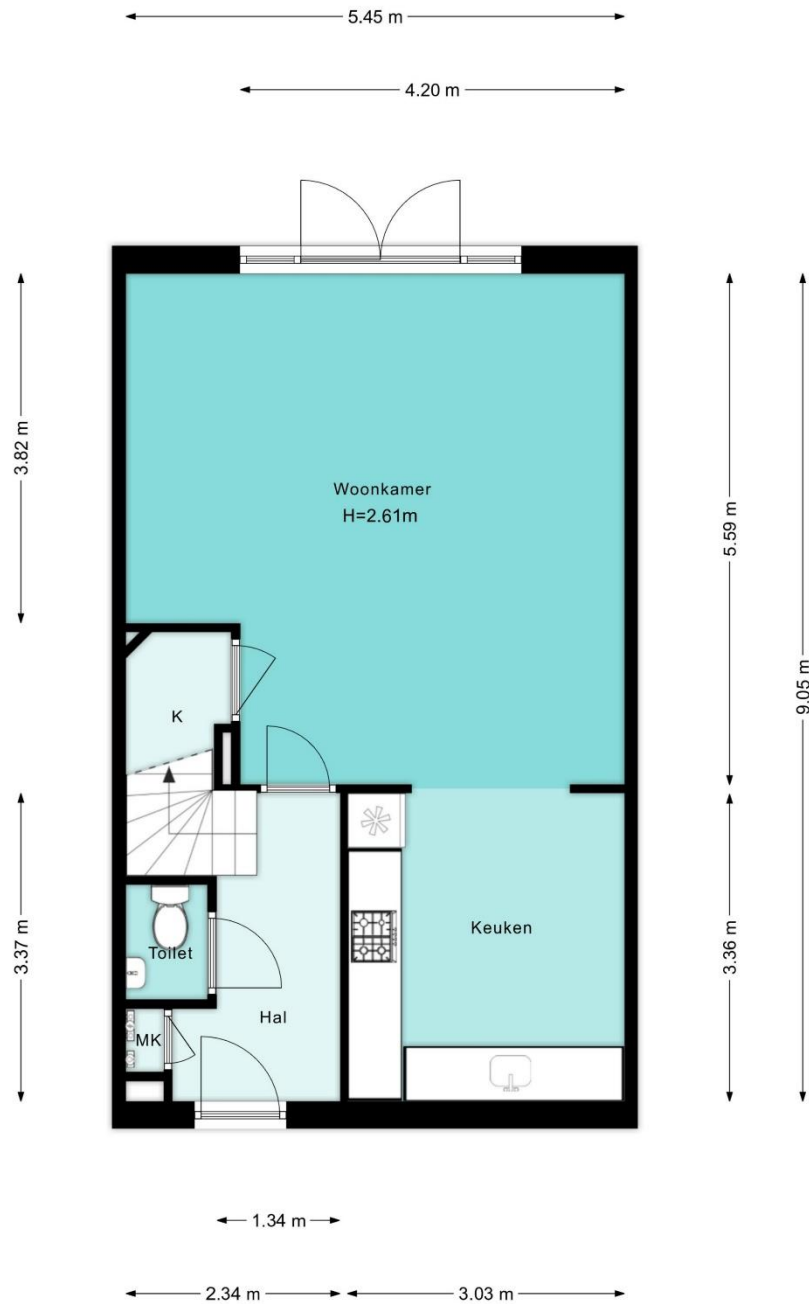
Colijnstraat 33



Colijnstraat 33

Floor plan - ground floor

Colijnstraat 33, Hoofddorp
Begane Grond

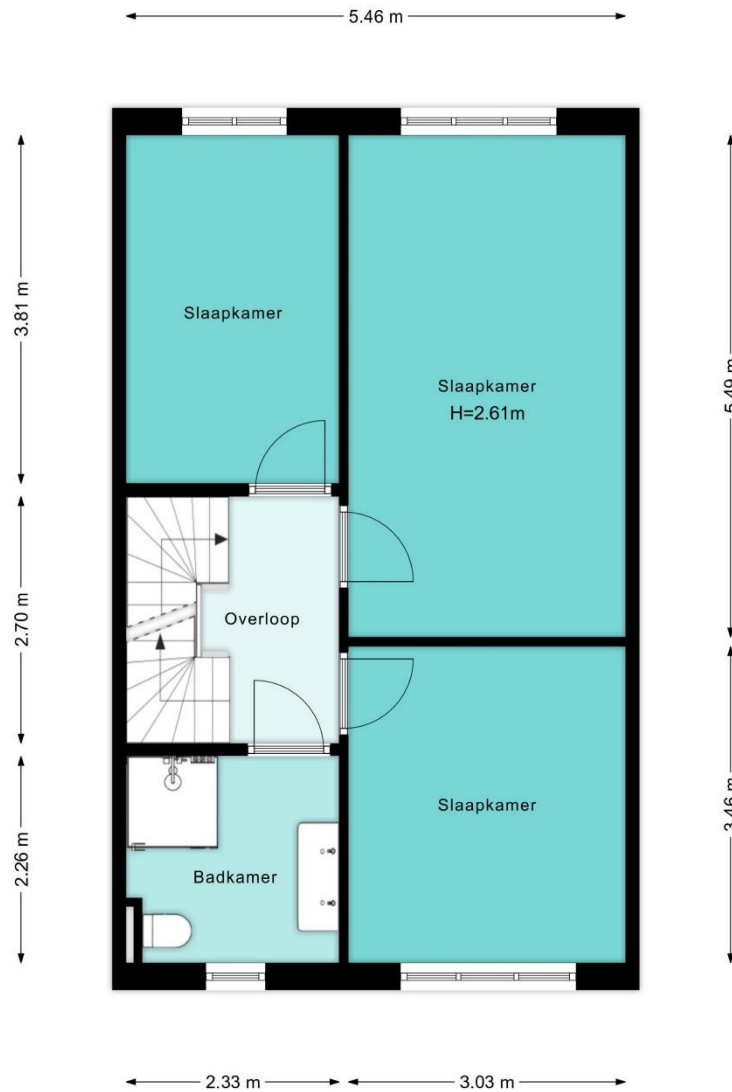


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Aan de plattegronden kunnen geen rechten worden ontleend

Colijnstraat 33

Floor plan - first floor

Colijnstraat 33, Hoofddorp
1e Verdieping

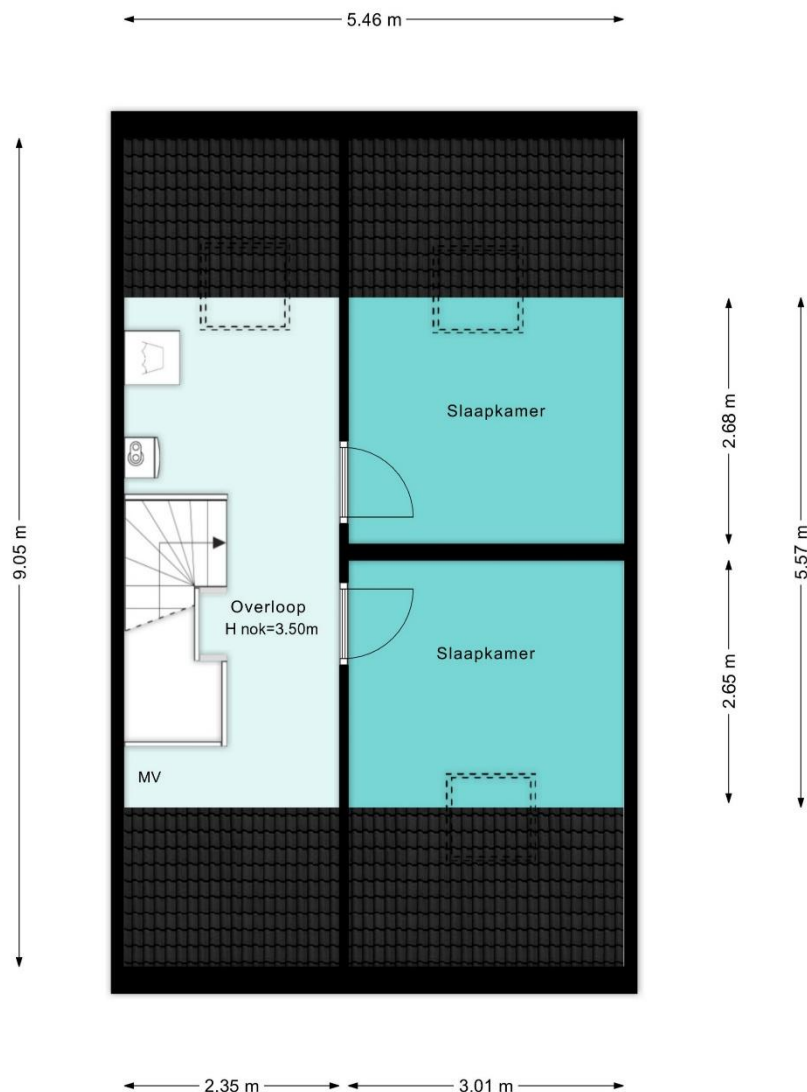


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Colijnstraat 33

Floor plan - second floor

Colijnstraat 33, 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!

