



MAKELAARS

EXCLUSIVE REAL ESTATE

Est. 2016

Binckhorstlaan 17

2275 VL Voorburg



*Fully renovated, stylish family residence
with private garden and character*



PURCHASE PRICE
€900.000



BEDROOMS
5



LIVING AREA
168 m²



BATHROOMS
2.5



ENERGY RATING
A



+31 202 619 562



info@jbmakelaars.nl

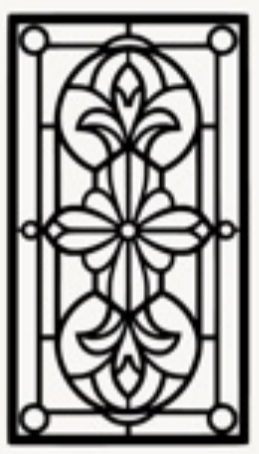


www.jbmakelaars.nl

WELCOME HOME

Move-in ready living with timeless 1930's charm

Fully renovated and exceptionally well maintained, this elegant 1930s townhouse combines authentic architectural character with refined modern living. Original stained-glass details, spacious interiors and a beautifully landscaped garden create a warm and sophisticated family home in the heart of Voorburg-West.



STAINED GLASS
WINDOWS



WOOD
FIREPLACE



LUXURY KITCHEN
WITH ISLAND



SUNNY
SOUTHWEST GARDEN



ENERGY EFFICIENT
FAMILY HOME



“A beautifully restored family home
where timeless character meets modern comfort.”





J&B

MAKELAARS

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LIGHT-FILLED FAMILY LIVING

Dining, entertaining and every day living

The spacious living and dining room of approximately 37 m² beautifully combines original 1930s character with refined modern finishes. Large windows, light parquet flooring and elegant French doors create a bright and welcoming atmosphere, while providing seamless access to the sunny landscaped garden. Designed for both relaxed family living and effortless entertaining, this inviting space forms the heart of the home.



Light-Filled
interiors



Dedicated
Dining Area



French Doors
to the Garden



Seamless
Indoor-Outdoor Living

“An elegant living space where timeless character, natural light and modern family comfort come together.”



J&B

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THE HEART OF THE HOME

A kitchen designed for family life and entertaining

The stylish open kitchen combines timeless design with everyday functionality. Featuring a generous island, premium appliances and ample storage, it's the perfect space for cooking, gathering and creating memories together.



BORA Induction Top

Integrated extraction combined with a sleek, minimalist design.



Quooker Boiling Water Tap

Modern convenience with instant boiling water for everyday efficiency.



Contemporary Appliances

Integrated appliances and clean cabinetry combine functionality with refined design.



Designer Kitchen Island

The spacious central island creates the perfect setting for cooking, casual dining and entertaining.



Light-Filled Conservatory

The 2022 extension creates an elegant transition space flooded with natural daylight.



Open Family Layout

The kitchen, dining area and living room flow effortlessly together, creating the ideal family environment.



"Where timeless character meets modern comfort"





Private Comfort

Elegant bathrooms designed for everyday comfort

The home offers a beautifully appointed main bathroom, a second bathroom and two separate toilets, all finished to a high standard with timeless materials and a serene, light-filled atmosphere.



Family Bathroom

Stylish and functional, with bathtub, shower and abundant natural light



Second Bathroom

A modern shower room with a clean, contemporary finish.



Separate Toilets

The ground floor and first floor have separate toilets for family convenience.



Natural Light

Well-designed spaces with natural light and ventilation.



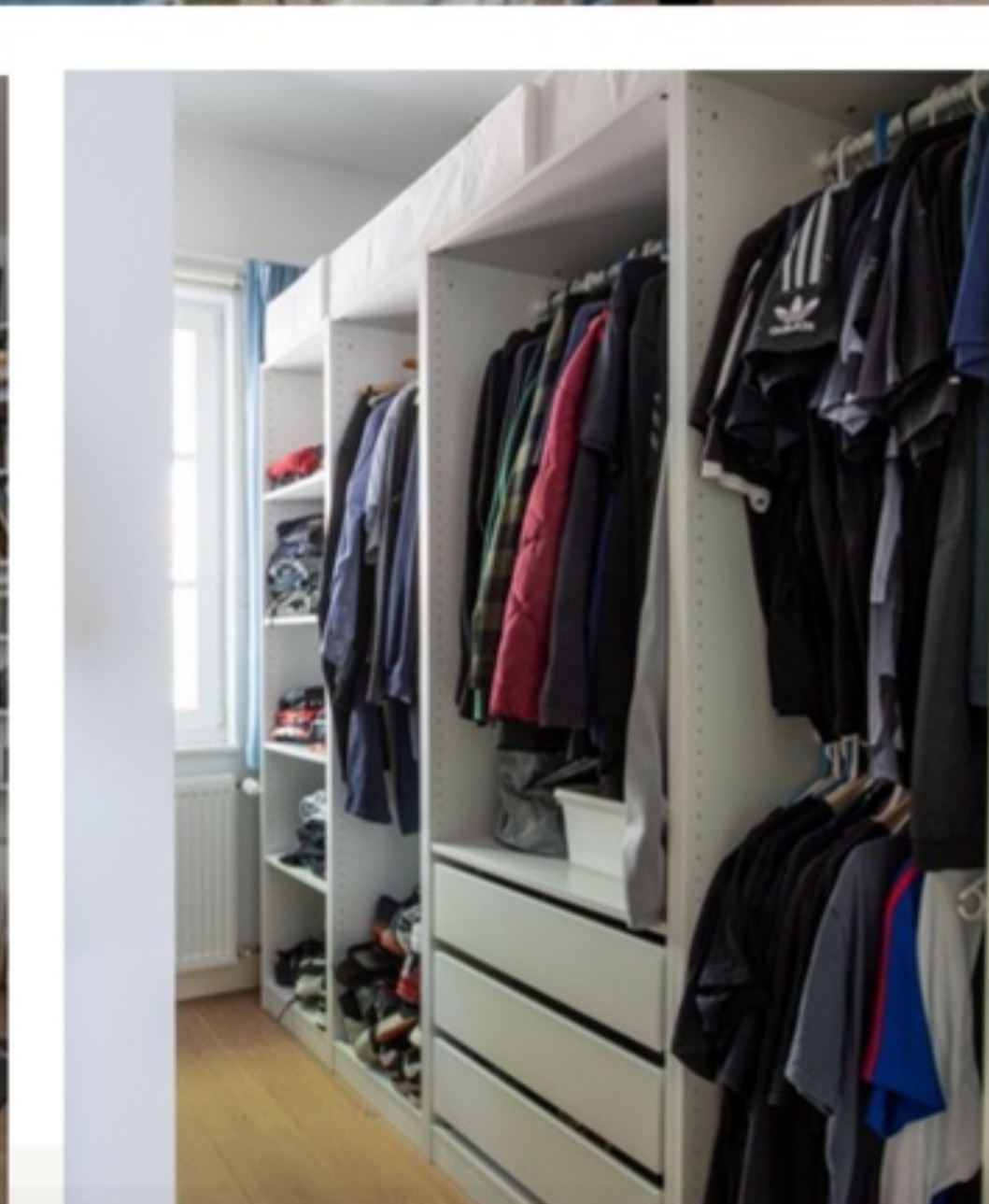
Quality Finishes

High-quality materials and timeless finishes throughout.



“Thoughtfully designed for effortless modern living.”





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Rest & Retreat

Comfortable bedrooms designed for modern family living

Designed with family living in mind, the first floor features three bedrooms, including a principal bedroom with balcony access and one currently set up as a separate dressing room. The upper floor offers two further bedrooms, a second bathroom, and a flexible open landing area ideal as a lounge, games room, home office, or creative workspace.



Main Bedroom with Balcony

Enjoy direct access to your own private balcony, offering a peaceful outdoor space with pleasant views over the landscaped garden.



Large Windows

Large windows throughout create bright, airy interiors, framing attractive outlooks and enhancing the sense of space.



Dressing Room

A beautifully appointed dressing room provides ample storage and everyday convenience, keeping the main bedroom effortlessly organised.



Flexible Top Floor

An open landing area perfect as a lounge, games room, or home office



Caters for Larger family living

The spacious open landing offers exceptional flexibility, ideal as a lounge area, games room, study, or home office.



Laundry Facilities

Dedicated laundry area with space for washing and drying appliances, conveniently located on the upper floor.

“Spaces to rest, relax and grow together.”



OUTDOOR LIVING
& SUSTAINABILITY

A private garden with modern efficiency

A beautifully landscaped and private garden with mature greenery, elegant paving and a covered entertainment area. French doors from the living room and direct access from the conservatory create a seamless connection between indoor and outdoor living.



Southwest Orientation

Enjoy sunshine from midday



Landscaped Garden

Easy to maintain green garden



Outdoor Entertaining

Entertainer's dream, perfect for relaxation and family fun.



Seamless Connection

Ideal for indoor/outdoor living.



Private & Peaceful

A secluded setting with wonderful sense of calm.



Energy Label A

A highly efficient home that offers lower energy consumption and enhanced comfort throughout the seasons.

- ✓ Solar panels (11 installed in 2013)
- ✓ Well-Insulated floors & roof
- ✓ Mechanical Ventilation
- ✓ Future-Ready Potential



**“A private oasis where indoor comfort meets
outdoor living”**





PRIME LOCATION

The best of Voorburg at your doorstep

Set on the sought-after Binckhorstlaan in Voorburg, this exceptional family residence enjoys a prime position in one of the most established and desirable neighbourhoods. Combining peaceful residential living with excellent connectivity, the location offers the perfect balance between city convenience and suburban charm.

Shops, cafés, schools and recreation facilities are all within easy reach. The vibrant centres of Voorburg and The Hague are just minutes away, while excellent public transport links and major road connections provide effortless commuting throughout the Randstad.



PRIME VOORBURG LOCATION

Situated in one of Voorburg's established residential neighbourhoods.



EXCELLENT TRANSPORT CONNECTIONS

Easy access to The Hague, Rotterdam, Amsterdam and Utrecht via nearby train stations and major roads.



FAMILY-FRIENDLY ENVIRONMENT

A selection of well-regarded schools, childcare facilities and sports clubs on your doorstep.



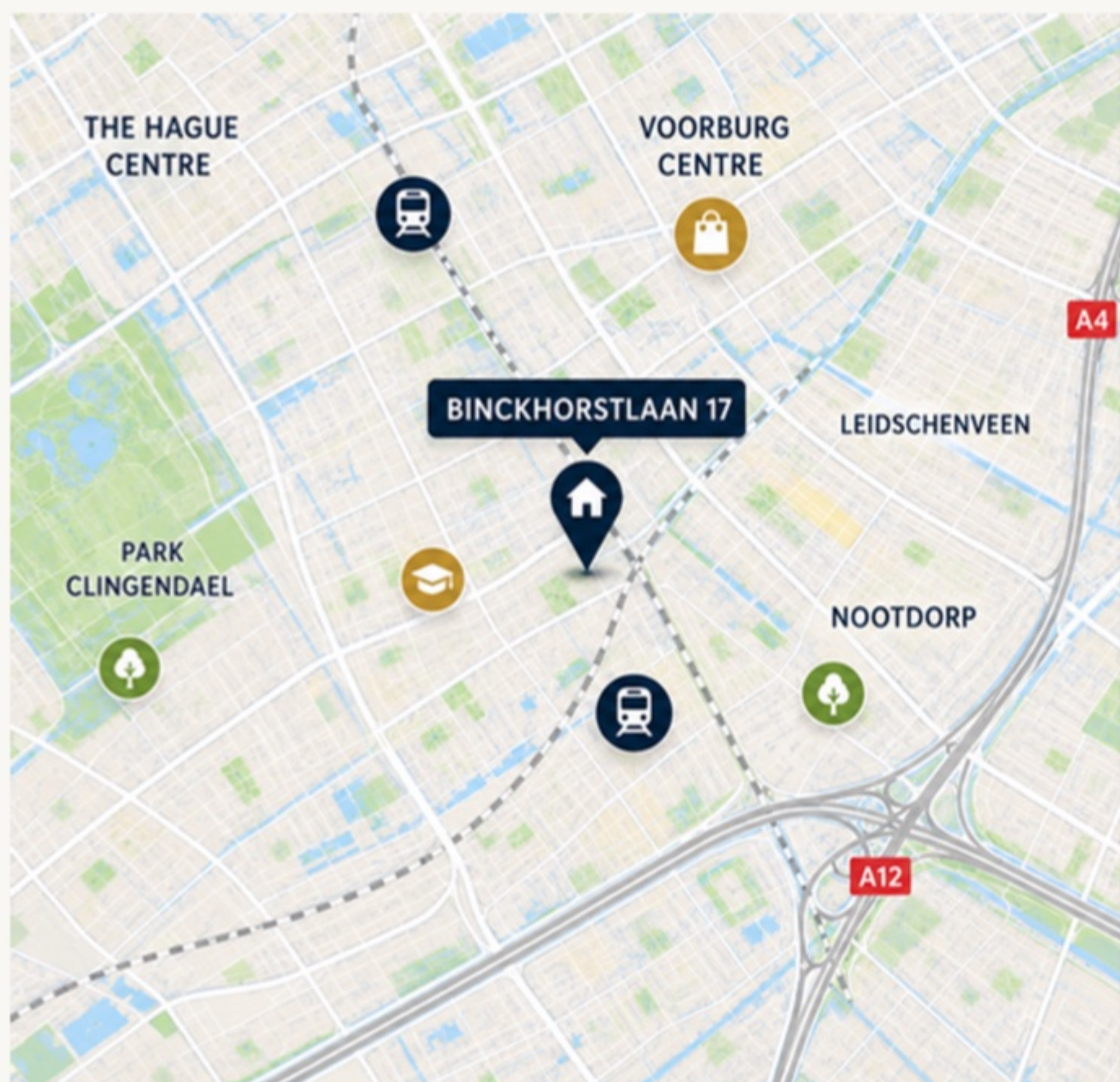
DAILY CONVENIENCES NEARBY

Supermarkets, speciality shops, cafés and local services within easy reach



Seamless Connection

Enjoy nearby green spaces, walking routes and recreational facilities for the whole family.



- VOORBURG STATION**
5 min. by bike | 18 min. walk
- 'T LOO – RANDSTADRAIL**
14 min. by bike | 44 min. walk
- VOORBURG CENTRE**
15 min. by bike | > 40 min. walk
- SCHOOLS & CHILDCARE**
Within 5–10 min. by bike
- PARK CLINGENDAEL**
10 min. by bike
- THE HAGUE CENTRE**
23 min. by bike | 23 min. by train
- A12 / A4 ACCESS**
8 min. by car

“A distinguished family home in a location that perfectly combines tranquillity, convenience and connectivity”





Begane Grond





5.75 m

2.47 m 3.12 m

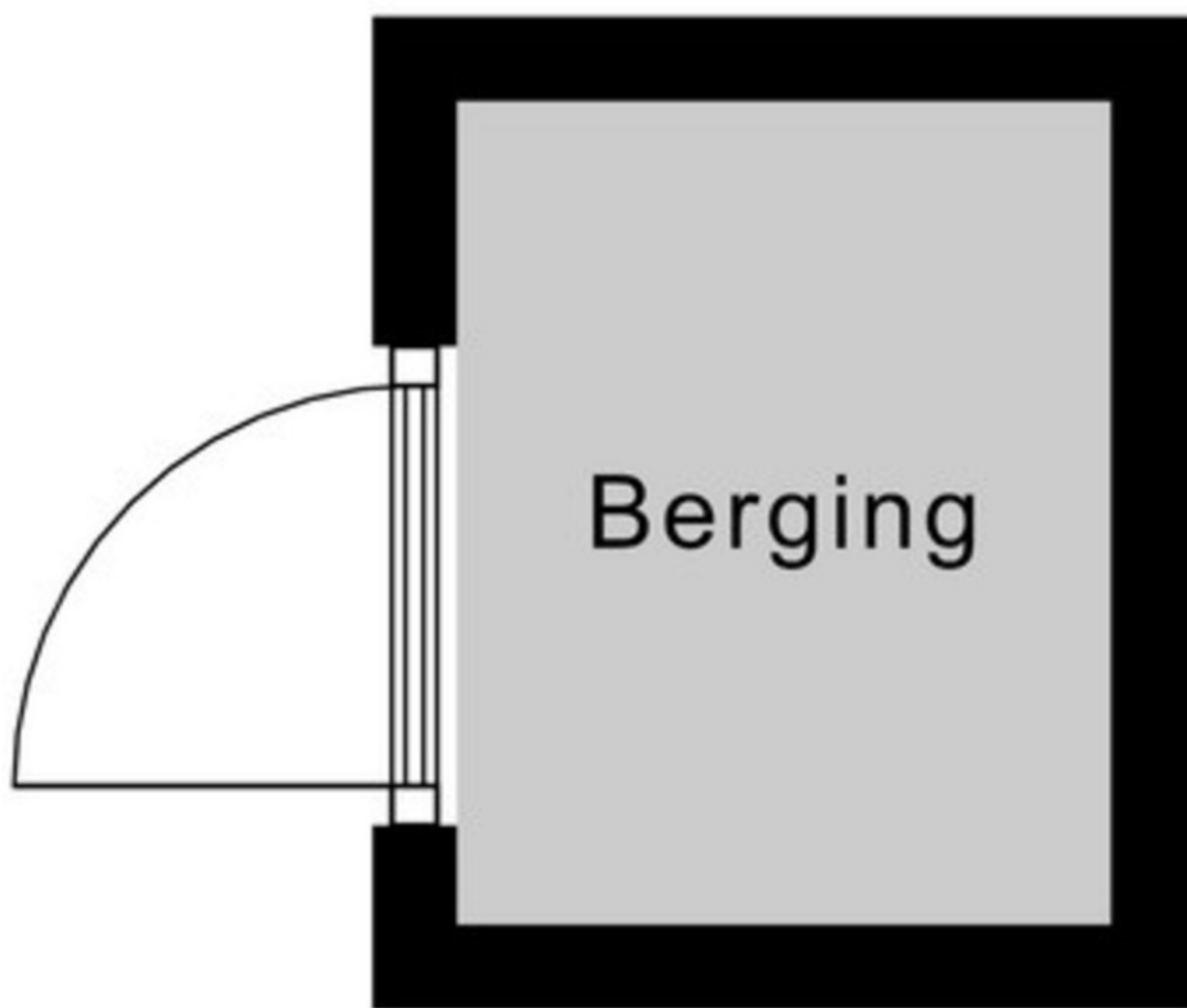


2e Verdieping





← 1.16 m →



↑
1.46 m
↓

Berging



EXCLUSIVE REPRESENTATION

Your Trusted Partner in Real Estate

Whether you are searching for your next family home, looking to sell a cherished property, or seeking expert guidance throughout the buying process, the J&B Makelaars Team is committed to delivering a professional, personal and results-driven service.

With in-depth local market knowledge and a passion for exceptional presentation, we help buyers and sellers make confident property decisions.



ABOUT J&B MAKELAARS

J&B Makelaars combines modern marketing, expert negotiation and personalised service to ensure every property receives the attention it deserves.

Our approach is built on:

-  Professional property presentation
-  Local market expertise
-  Personal guidance throughout the process
-  Transparent communication
-  Dedicated client service




INTERESTED IN THIS PROPERTY?

We would be delighted to arrange a private viewing or provide additional information.

CONTACT DETAILS

-  Professional property presentation
-  Local market expertise
-  Personal guidance throughout the process
-  Transparent communication

OPENING HOURS

- | | |
|---|----------------|
|  Monday - Friday | 09:00 - 17:30 |
| Saturday | By Appointment |



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Let us help you
achieve your
real estate dreams
together.

