



CARLA
VAN DEN BRINK

JACOB HONIGSTRAAT 33
AMSTERDAM

Unique detached living on open water
in a charming residential setting!

*Estate Agency Carla van den Brink
loves the city of Amsterdam.
But maybe it loves the city's
inhabitants even more.*

*And one takes good care of one's
loved ones. That has been our credo
since 1979, and it will always
remain our credo.*



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CHRISTIE'S
INTERNATIONAL REAL ESTATE

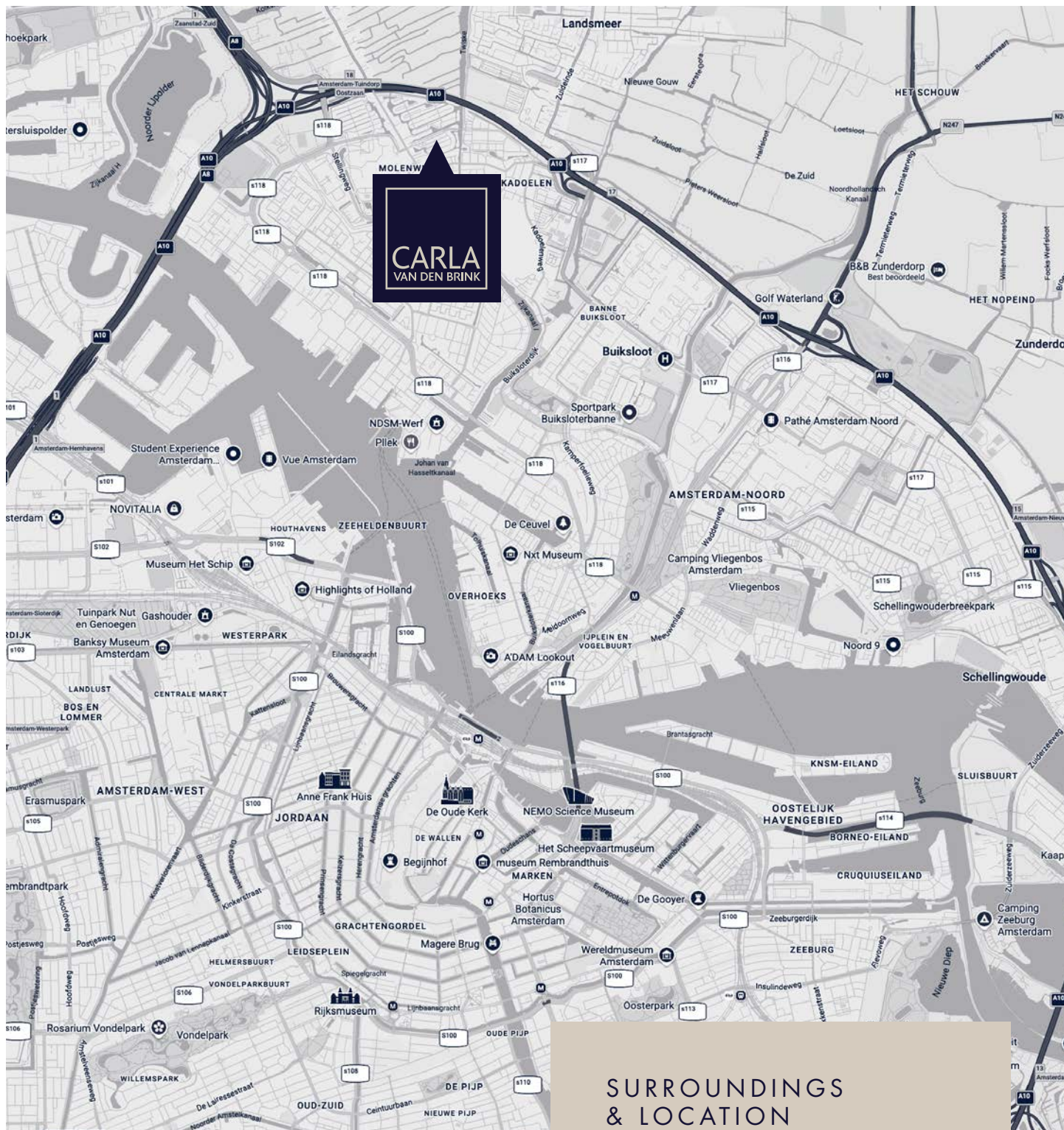
tmi taxatie management
instelling
geaccrediteerd door de Rijksoverheid



THE HOUSE

Located on the charming Jacob Honigstraat, this characterful detached 1930s home offers 128 m² of living space and is situated on freehold land. The property features a generous rear garden directly bordering open water. A truly special place where peace, space and outdoor living come together, while all the amenities of Amsterdam remain within easy reach.

Thanks to its favourable location, spacious garden and direct waterway connection to the Het Twiske recreational area, this property offers exceptional opportunities for those who dream of living by the water. The house is not only perfectly suited to family living, but also ideal for couples seeking space, tranquillity and green surroundings. In addition, the various rooms offer plenty of flexibility for working from home, pursuing hobbies and accommodating guests.



SURROUNDINGS & LOCATION

The property is situated on the charming Jacob Honigstraat in Amsterdam-Noord, within the peaceful and green residential neighbourhood of Oostzanerwerf. Here, residents enjoy an almost village-like atmosphere, surrounded by greenery and water, while the amenities and vibrant city life of Amsterdam remain close at hand.

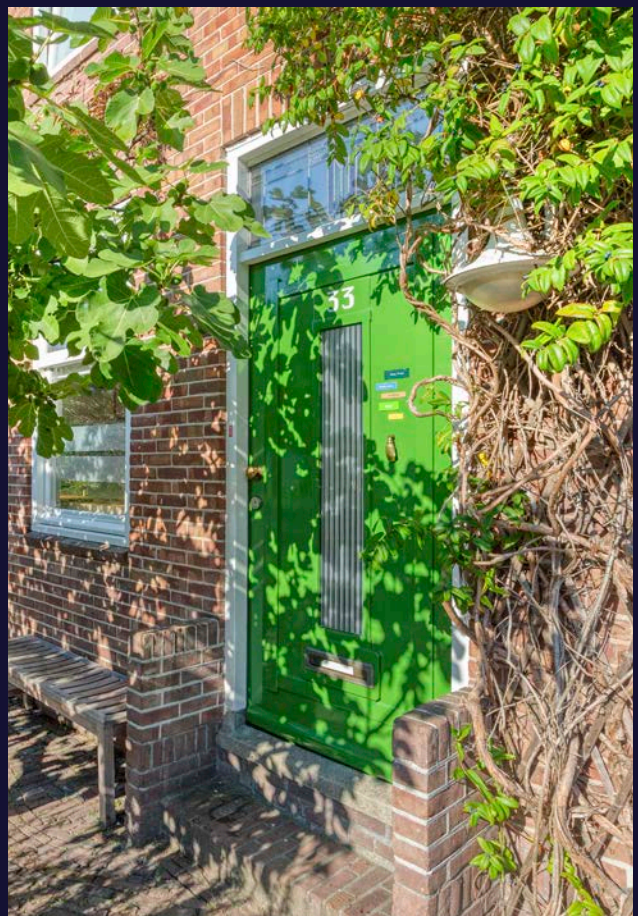
For everyday shopping, several supermarkets are located nearby, including Albert Heijn in Molenwijk, DekaMarkt on Lange Vonder and Lidl on Zuideinde. The charming centre of Oostzaan is also easily accessible by bicycle. Along Kerkbuurt and around Kerkplein, you will find a variety of shops and speciality stores, including De Lekkere Dingen Bakker, offering freshly baked bread and other delicious treats.

The surrounding area also has plenty to offer when it comes to dining and socialising. The attractive village centre of Oostzaan is home to a variety of welcoming cafés and restaurants. Bar Bistro SPIJZ is a great choice for a leisurely lunch, delicious dinner or relaxed drinks. Grand Café Hof van Oostzaan and Café Borrelz are also lovely places to meet with friends and family. For those who enjoy Asian cuisine, restaurant Het Oosten is another appealing option.

For a bite to eat or a drink surrounded by nature, Paviljoen Twiske offers a beautiful waterside setting.

The area also provides excellent opportunities for leisure and recreation. The nearby Het Twiske recreational area is a wonderful destination for walking, cycling, swimming and boating. With its expansive natural landscapes, green walking trails and several small beaches, it is a popular destination for visitors of all ages.

For families, there are several primary schools, playgrounds and sports facilities in the immediate vicinity. The area also benefits from good public transport connections to Amsterdam city centre and surrounding towns. Thanks to its convenient location near the A10 ring road, the property is also easily accessible by car.





GROUND FLOOR

The private entrance at the front of the property leads into the hallway, which provides access to the kitchen and living room. The inviting and surprisingly spacious living area is characterised by its playful layout, open-plan design and abundance of natural light. The impressive glass roof structure allows daylight to flood the room, creating a wonderful sense of space and an almost outdoor atmosphere. The living room offers ample space for a comfortable seating area and connects seamlessly to the open-

plan kitchen and dining area through a subtle change in floor level. A real eye-catcher is the distinctive freestanding fireplace, whose unique design and central position add warmth and character to the space. Combined with the exposed wooden beams and variety of materials, this creates a truly unique living environment with a warm and individual atmosphere. French doors open onto a spacious terrace and the deep rear garden.









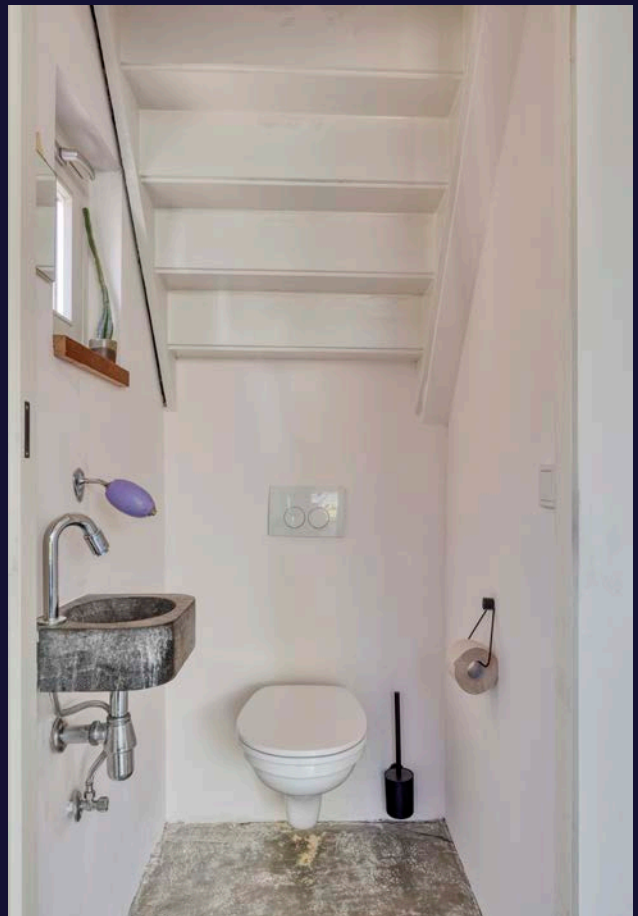
AT THE FRONT OF THE PROPERTY IS THE OPEN-PLAN KITCHEN AND DINING AREA, OFFERING PLENTY OF SPACE FOR A LARGE DINING TABLE. ITS OPEN CONNECTION TO THE LIVING ROOM MAKES IT A WONDERFUL PLACE TO GATHER, ENJOY LONG DINNERS AND MAKE THE MOST OF EVERYDAY LIFE.

At the front of the property is the open-plan kitchen and dining area, offering plenty of space for a large dining table. Its open connection to the living room makes it a wonderful place to gather, enjoy long dinners and make the most of everyday life.





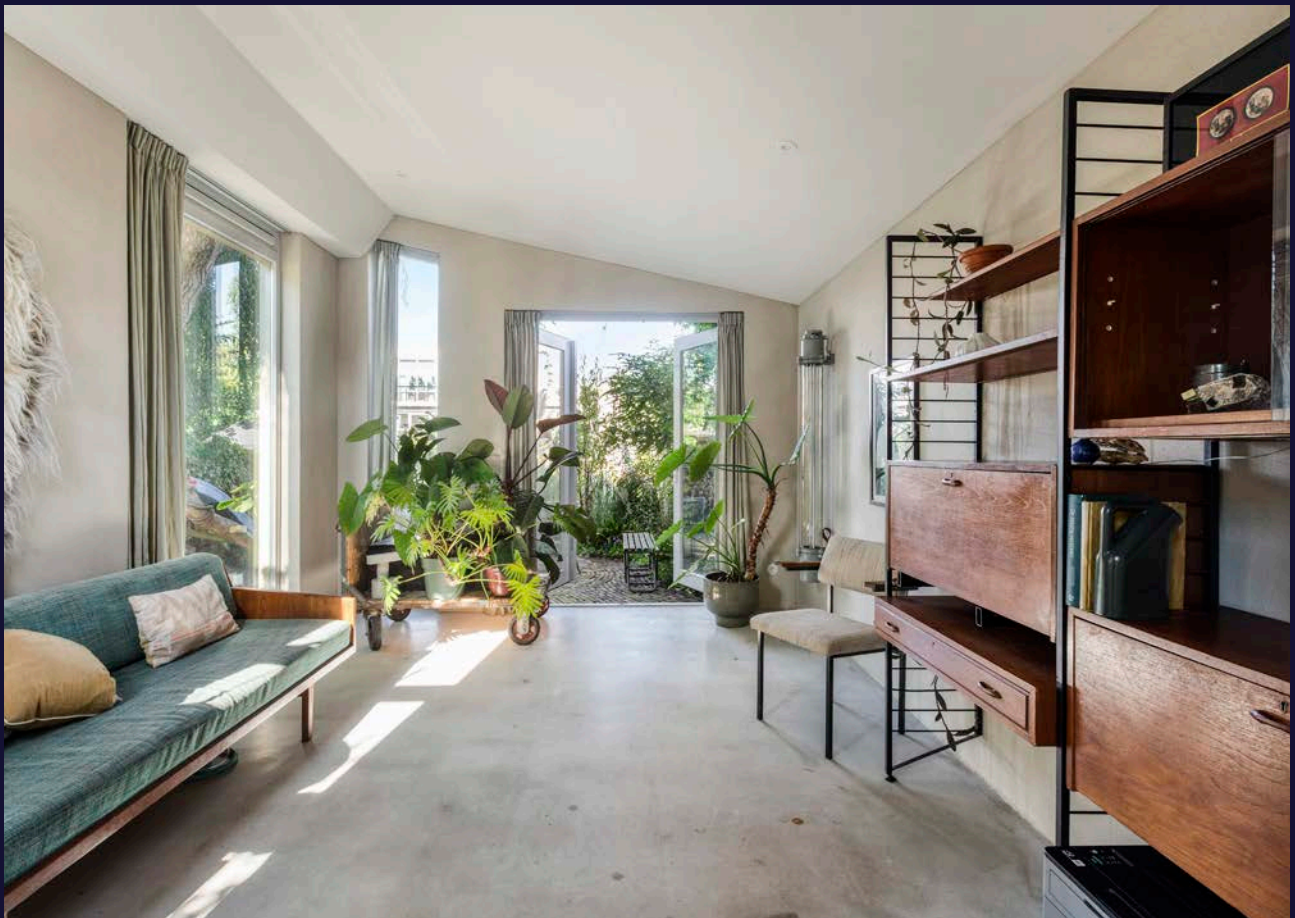






From the living room, you enter the newly constructed extension at the rear of the property. The spacious hallway provides the perfect spot for a cosy coffee corner, with delightful views of the garden. This area also features a second bathroom, complete with a walk-in shower, washbasin and toilet. At the rear of the extension is a generously sized room, currently used as a second sitting room and art studio. French doors once again open onto a lovely terrace overlooking the water and garden. This versatile space would also make an excellent additional bedroom, guest room or home office.







FRENCH DOORS
OPEN ONTO A
LOVELY TERRACE
OVERLOOKING
THE WATER AND
GARDEN.





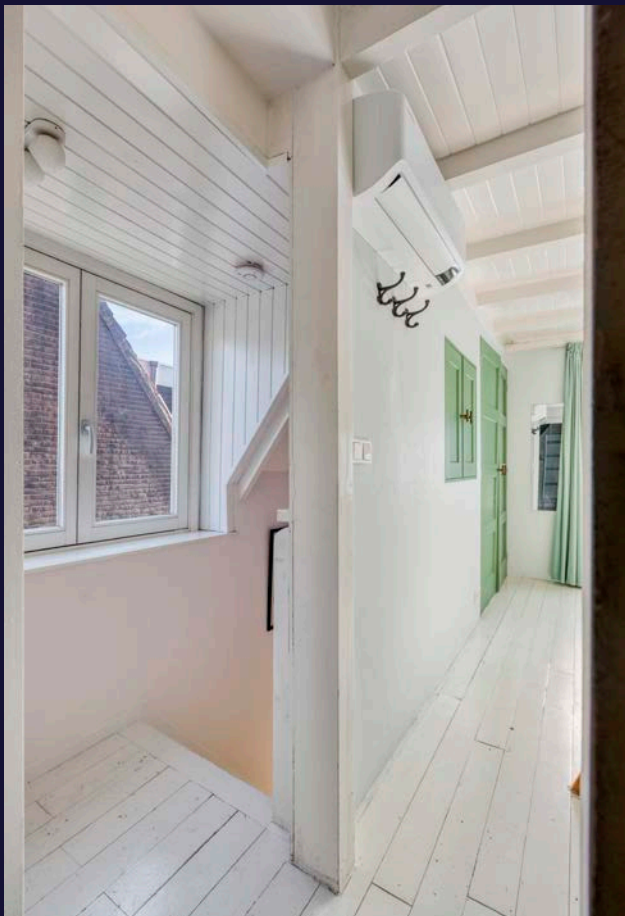
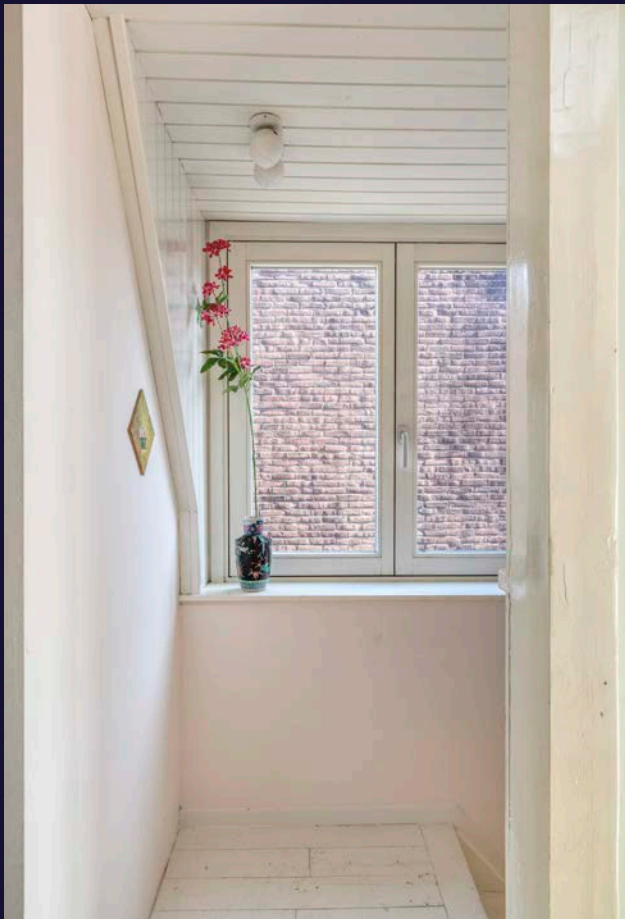
THIS VERSATILE SPACE
WOULD ALSO MAKE
AN EXCELLENT
ADDITIONAL
BEDROOM, GUEST
ROOM OR HOME
OFFICE.



FIRST FLOOR

The staircase leads to the landing on the first floor, where two bedrooms are located. The principal bedroom benefits from extensive built-in wardrobe space.

The bathroom is situated at the rear of this floor and is fitted with a bathtub with shower, toilet, washbasin and connections for a washing machine and tumble dryer.



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LEADS TO THE
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THE BATHROOM IS
FITTED WITH
A BATHTUB WITH
SHOWER, TOILET,
WASHBASIN AND
CONNECTIONS
FOR A WASHING
MACHINE AND
TUMBLE DRYER.



ATTIC FLOOR

A fixed staircase leads to the second floor, where the third bedroom is located. The room features skylights and charming sloping ceilings, giving it a cosy and inviting atmosphere. This floor is also perfectly suited for use as a home office or hobby room.







THE GARDEN

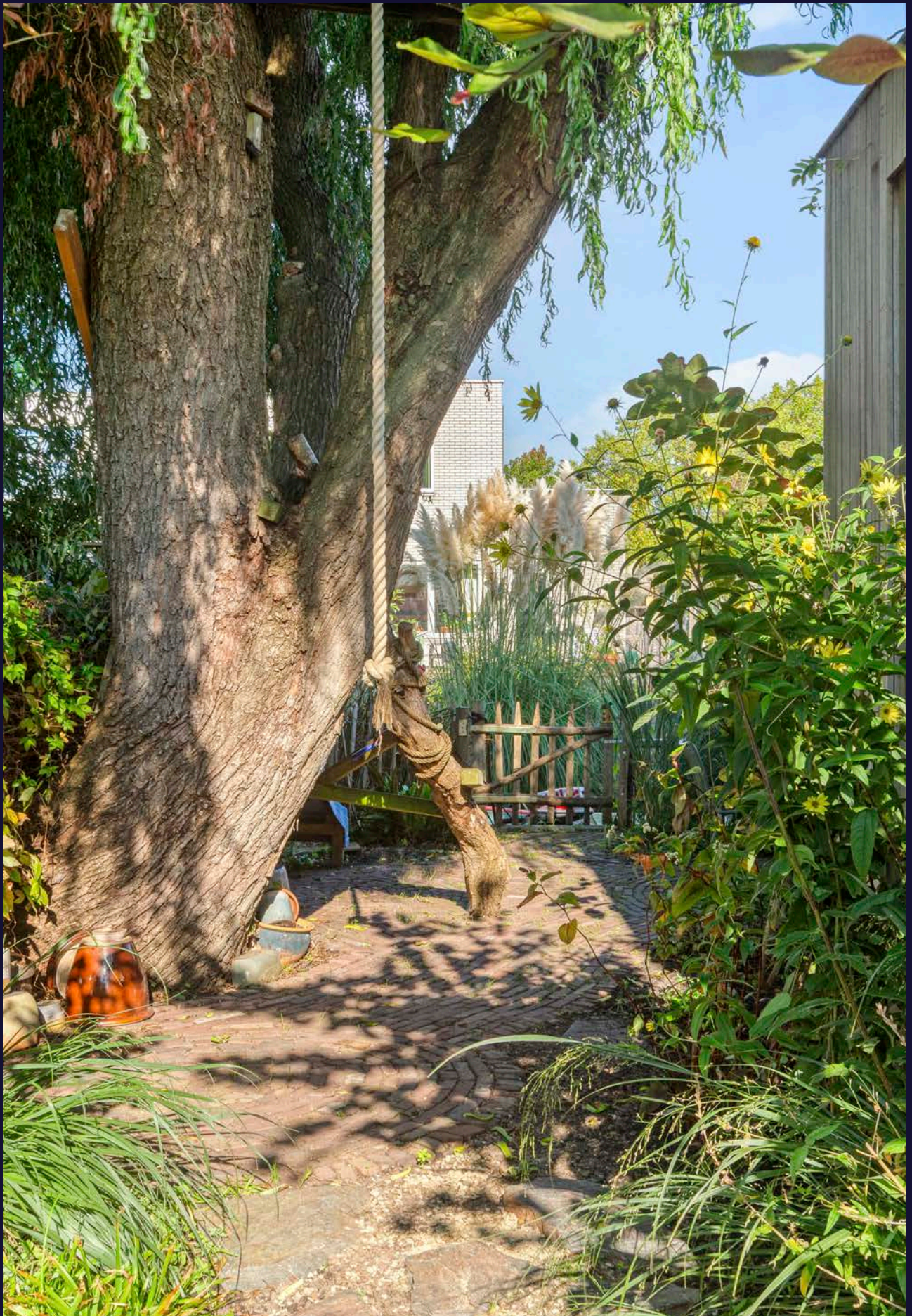
The exceptionally deep, west-facing rear garden is undoubtedly one of the property's standout features. With its lush greenery and playful layout, the garden combines paved areas, abundant planting and inviting corners in which to relax and enjoy the outdoors. Thanks to its generous dimensions, there are both sunny and shaded spots to enjoy throughout the day.

A particularly striking feature is the magnificent mature tree, whose large, overhanging branches create a natural and sheltered atmosphere.

The tree also serves as a wonderful climbing tree, complete with a slide, making it a fantastic play area for children. This adventurous addition gives the garden a truly unique and playful character.

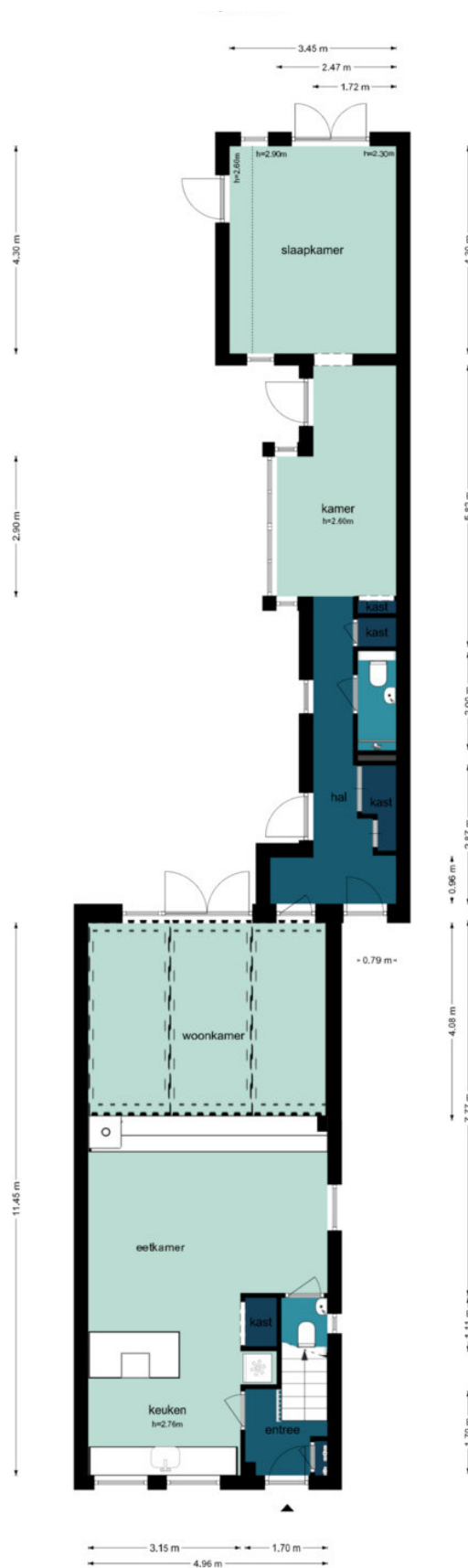
At the rear, the garden directly borders a picturesque waterway connected to the Het Twiske recreational area. This waterside setting gives the property a wonderful sense of openness and makes the garden an idyllic retreat where tranquillity, nature and outdoor fun come together.



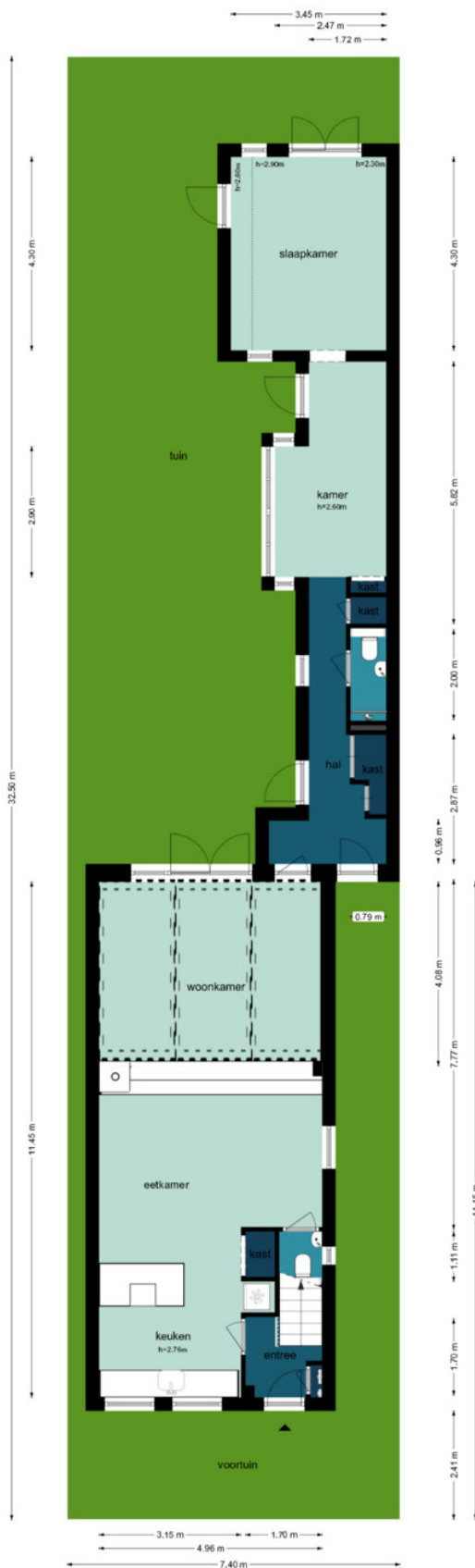




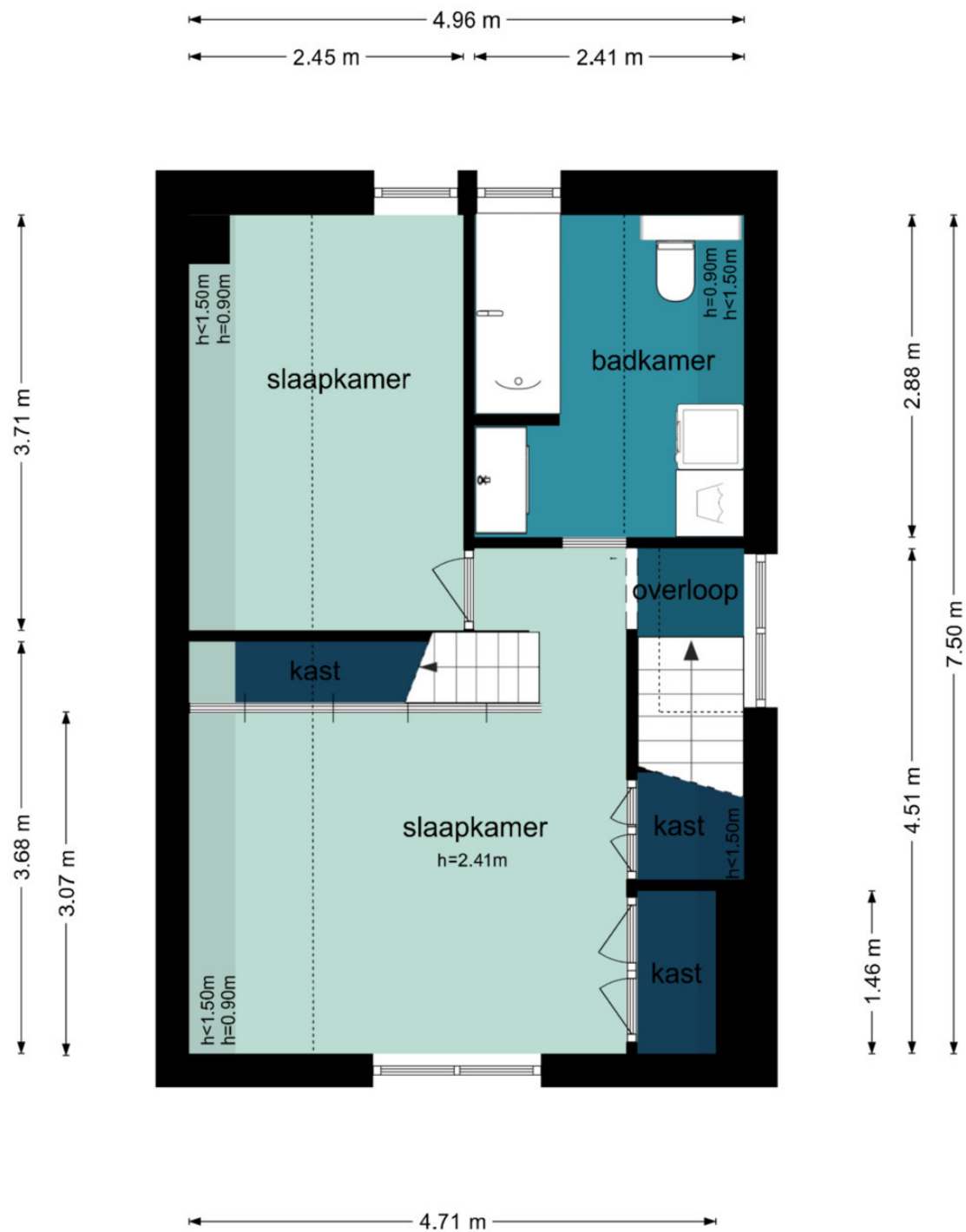
GROUND FLOOR



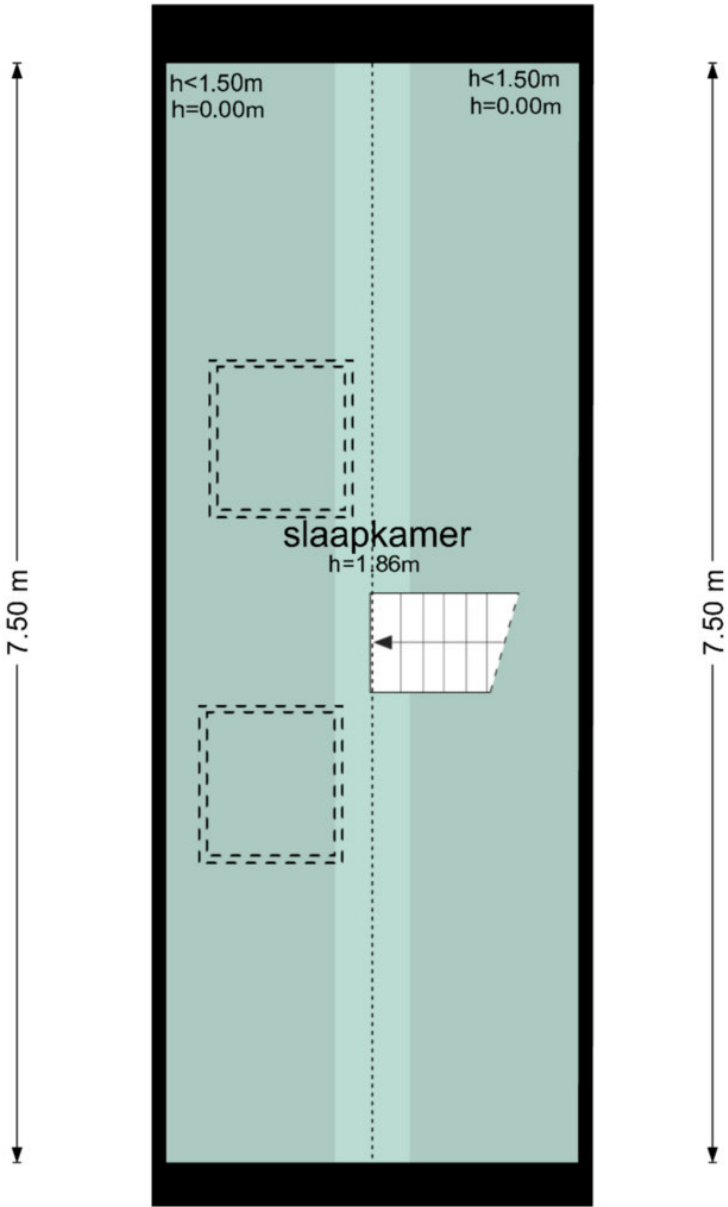
GROUND FLOOR AND GARDEN



FIRST FLOOR



SECOND FLOOR



SPECIFICATIONS

OBJECT

Type	House
Type	Detached house
Year of construction	1920
Current use	Living space
Current destination	Living

OUTDOOR SPACE

Back garden	150 m ²
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PARTICULARITIES

- + Characterful detached 1930s home;
- + Situated on freehold land;
- + Directly bordering a picturesque waterway connected to the Het Twiske recreational area;
- + Bright and inviting living room with an impressive glass roof structure;
- + Distinctive freestanding fireplace and exposed wooden beams;
- + Open-plan kitchen and dining area with space for a large dining table;
- + Playful and versatile layout offering a variety of possibilities;
- + Three bedrooms plus an additional room on the ground floor;
- + Bathroom on the first floor;
- + Exceptionally deep and green northeast-facing rear garden;
- + Charming garden with several seating areas and direct access to the waterfront;
- + Characterful climbing tree with a slide in the rear garden;
- + Excellent accessibility.

CHARACTERISTICS

Living area	128 m ²
Number of rooms	7
Number of bedrooms	4
Content	541 m ³

CADASTRAL

Municipality	Amsterdam
Section	AN
Index number	N/A
Plot number	1250

MUNICIPALITY

- + No details known to the environmental service
- + No registrations known
- + No negative information known about the foundation

DESTINATION

- + Destination of this object is living
- + There are similar homes in the area
- + Shops and public transport are within walking distance

OWNERSHIP SITUATION

- + Full ownership

DELIVERY

- + Delivery date to be agreed upon

