

For Sale

Noordvaarder 46, Hoofddorp



Noordvaarder 46

Description

This charming, extended family home of approximately 125 m², features three bedrooms on the first floor and a currently open attic space that can be fully customized. By adding two dormer windows, you can easily create two additional bedrooms. Parking is available right in front of the house. The house is located on the quiet, green, and child-friendly Eiland 9 in the popular Floriande neighborhood.

Various amenities are easily accessible; the Floriande shopping center and Overbos are within cycling distance, where you can do your daily shopping or enjoy the weekly market. Schools, including the international school, daycare centers, and the health center, are even within walking distance.

The Haarlemmermeer Lyceum and the public library are easily accessible by bike. Recreation is also within easy reach, with Toolenburger Plas lake and the Haarlemmermeerse Bos within cycling distance, where you can enjoy walks, bike rides, or skate tours.

The Koning Willem-Alexander sports complex offers swimming pools and a gymnastics hall; ideal for sports enthusiasts. The A4, A5, A9, and A10 motorways are easily accessible by car, making cities such as Amsterdam, Haarlem, The Hague, and Schiphol Airport quickly accessible. Public transport is also well-organized, with a bus stop within walking distance and fast R-net stops that take you to Schiphol, Haarlem, or Amsterdam WTC.

The layout is as follows:

Access to the house is through the sunny front garden. The entrance hall houses the meter cupboard (7 circuits, 2 earth leakage circuit breakers, smarter meters, and fiber optic connection) and provides access to the bright, extended living room, which is almost 11 meters deep. The living room (with storage cupboard) is located at the front of the house. The tall windows, with PVC frames and built-in blinds, were renovated in 2020.

The L-shaped kitchen, located in the center of the living room, is equipped with various built-in appliances, including a fridge/freezer, oven, 4-burner gas stove with extractor hood, dishwasher, and sink. At the rear is the wonderfully bright dining/kitchen-diner, featuring two skylights (renovated in 2025) and a gas fireplace.

From the kitchen-diner, a second hallway opens onto the toilet and the staircase to the first floor. The ground floor is finished with laminate flooring and plastered walls.

Noordvaarder 46

Description - continued

The beautifully landscaped back garden is accessible through double doors with PVC frames (2020) in the rear facade. The garden enjoys more sun than you might expect, making it a wonderful place to relax. You'll also find a wooden shed (approx. 7 m²) and a convenient back entrance.

The stairs in the second hallway lead to the first-floor landing. Here you'll find access to the three bedrooms and the bathroom. Two bedrooms (approx. 12 m² and 6 m²) are located at the front of the house. The third bedroom (approx. 11 m²) and the bathroom are located at the rear of the house. The bathroom is equipped with a walk-in shower (2017), a vanity unit, underfloor heating, and a second wall-hung toilet. The first floor is neatly finished with laminate flooring and spray-painted walls, non-woven wallpaper, and stucco plaster. The PVC window frames, with roller shutters at the front of the house, were completely replaced in 2018.

The spacious attic of approximately 28 m² is accessible via a fixed staircase. Here you will find the central heating boiler (Nefit 2024) and the connections for the washing machine and dryer. This spacious open space features a skylight and could easily be converted into two bedrooms. Adding a dormer window would create even more space. This floor is finished with laminate flooring and non-woven wallpaper and stucco plaster on the walls.

The house has an energy label A (valid until September 2026); it is fully insulated and features PVC window frames with HR++ glazing (2018, 2020).

Noordvaarder 46

General

Built in 2001 * Living area approx. 125 m2 * Plot area 125 m2 * Fully insulated *
Energy label A * 3 bedrooms, with the possibility of 4 or even 5 * Roof covering and
skylights in the extension replaced in June 2025 * Free parking in front of the door
* Delivery by arrangement

Characteristics

Asking price	: € 550.000,- k.k.
Type of home	: Family home
Living area	: Approx. 125 m2
Lot area	: Approx. 125 m2
Year of construction	: 2001
Number of rooms	: 5, of which 4 bedrooms
Garden direction	: Northeast
Heating system	: Nefit, 2024
Insolation	: Fully insulated
Energielabel	: A, valid until September 2026

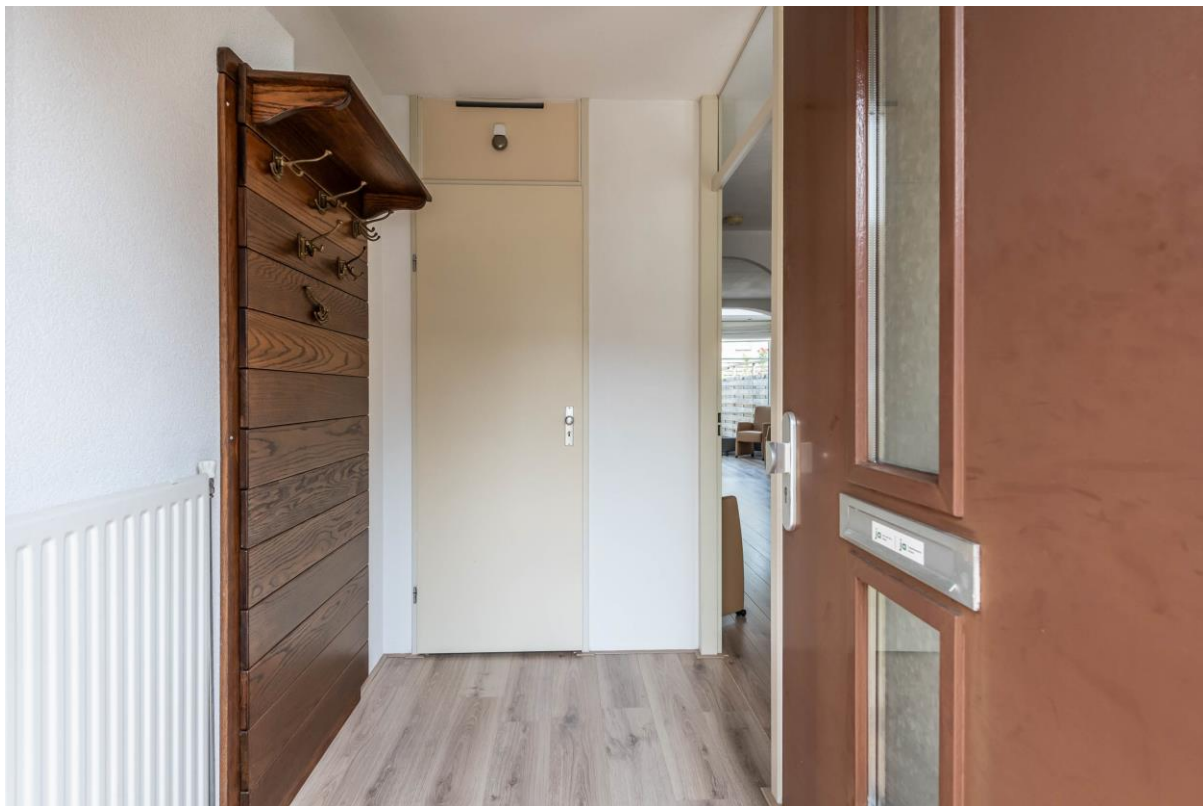
Home website

More information about this property can be found at <https://www.noordvaarder46.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.

Noordvaarder 46

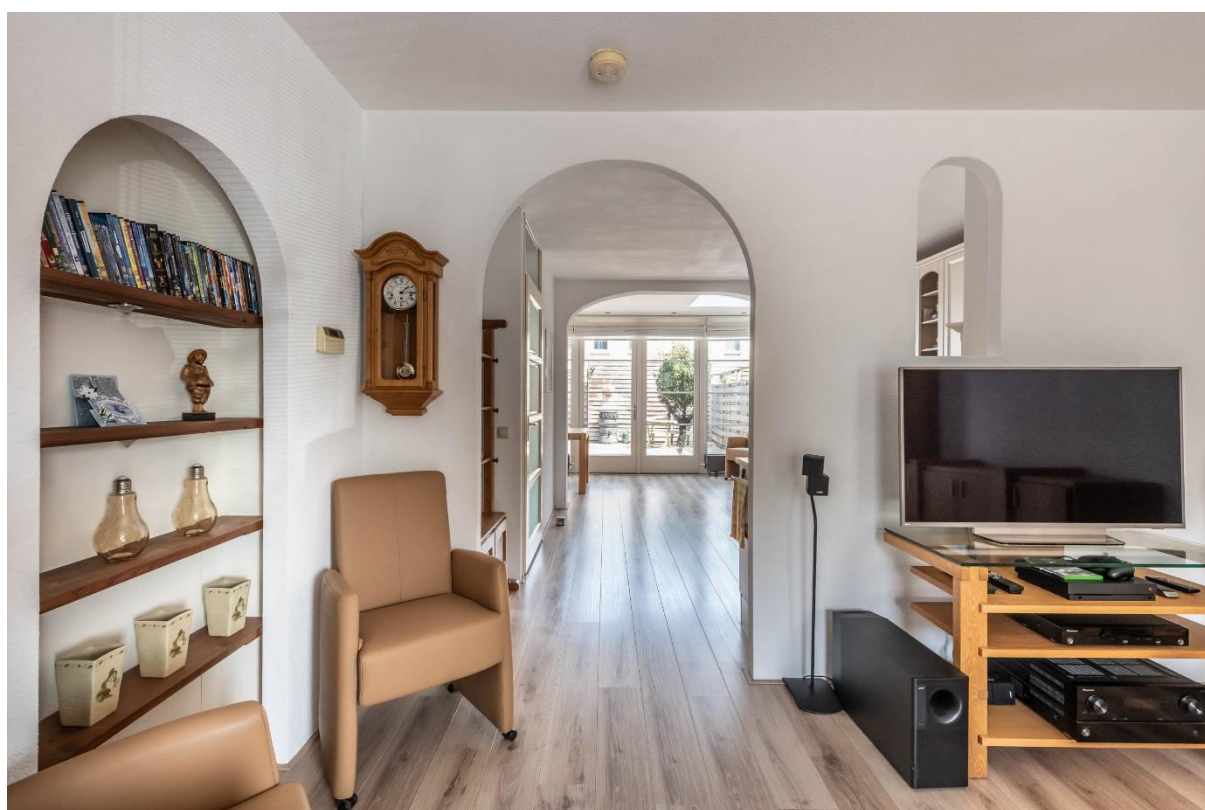
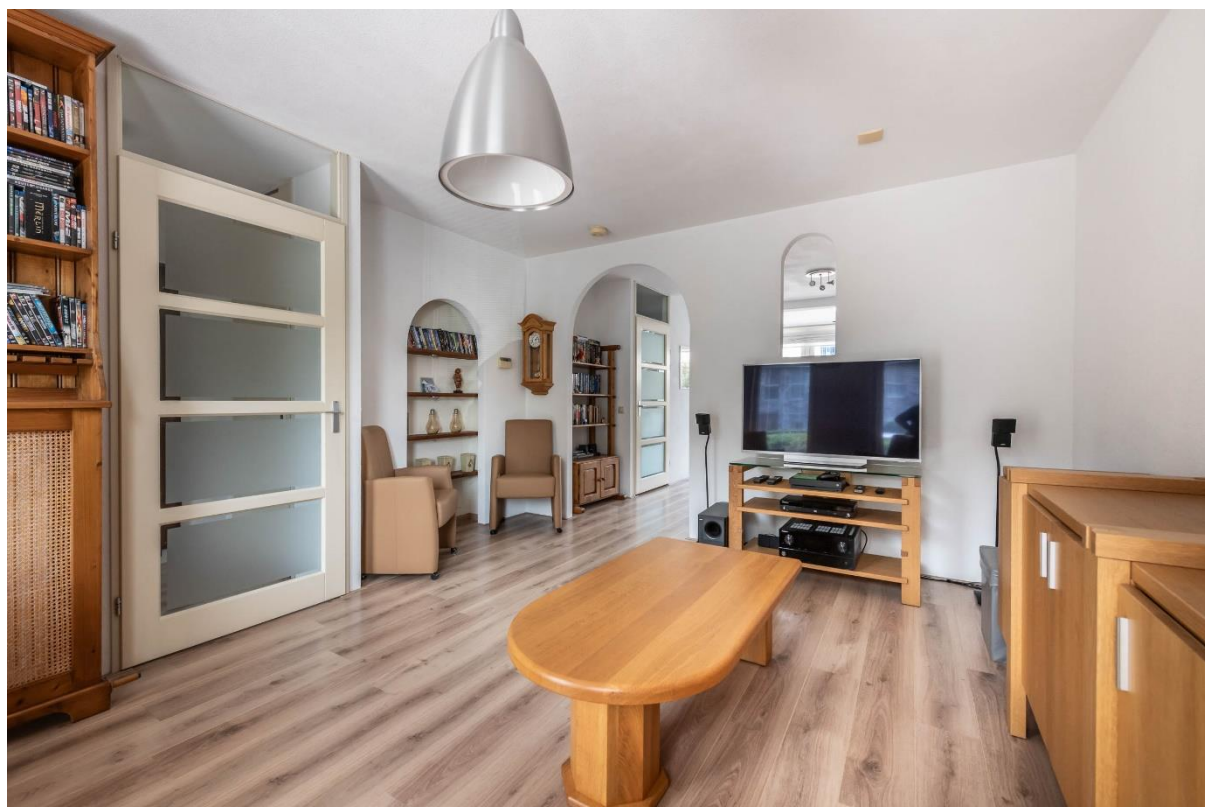
Pictures



Noordvaarder 46



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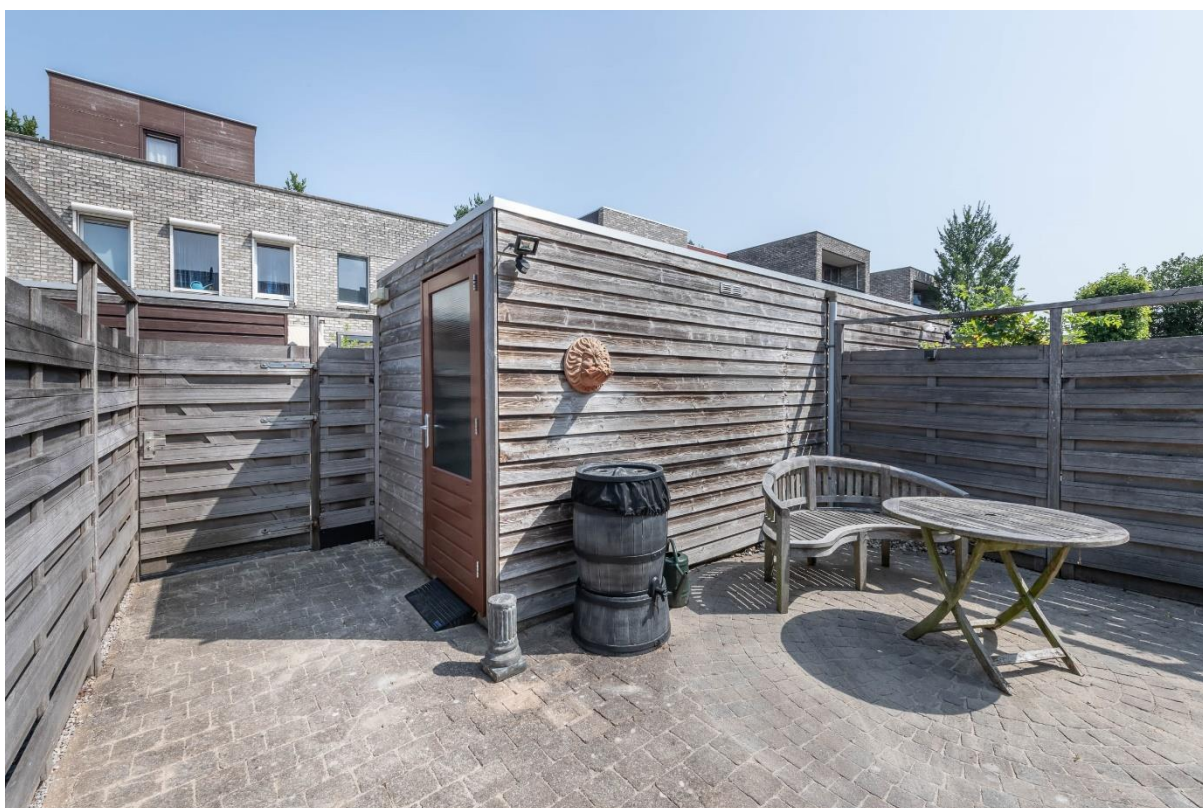
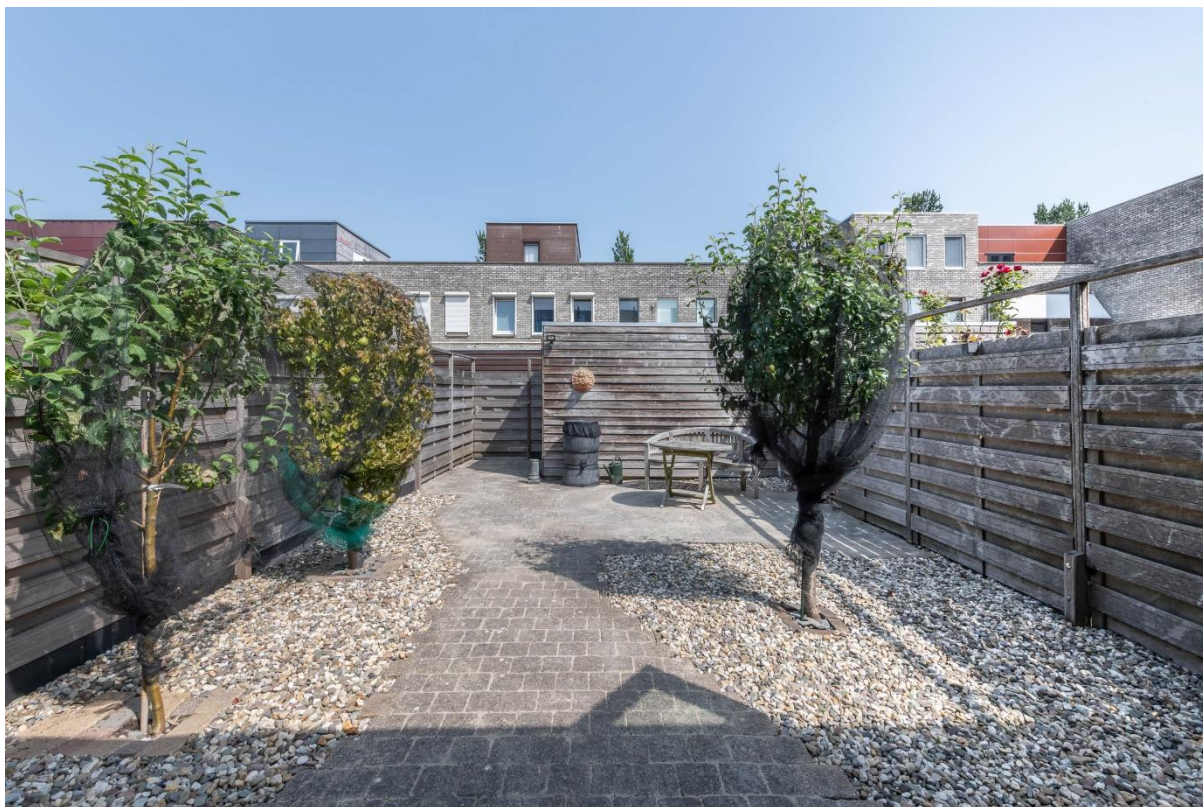
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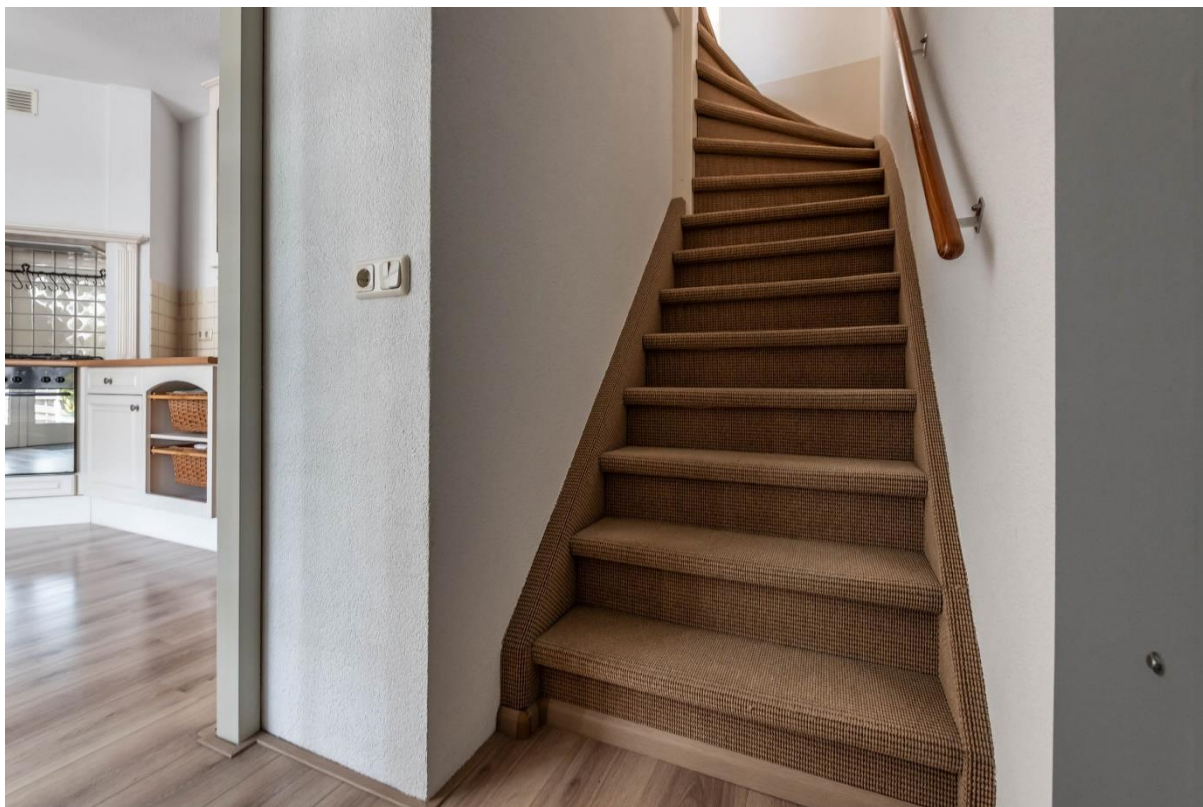
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Floor plan - ground floor

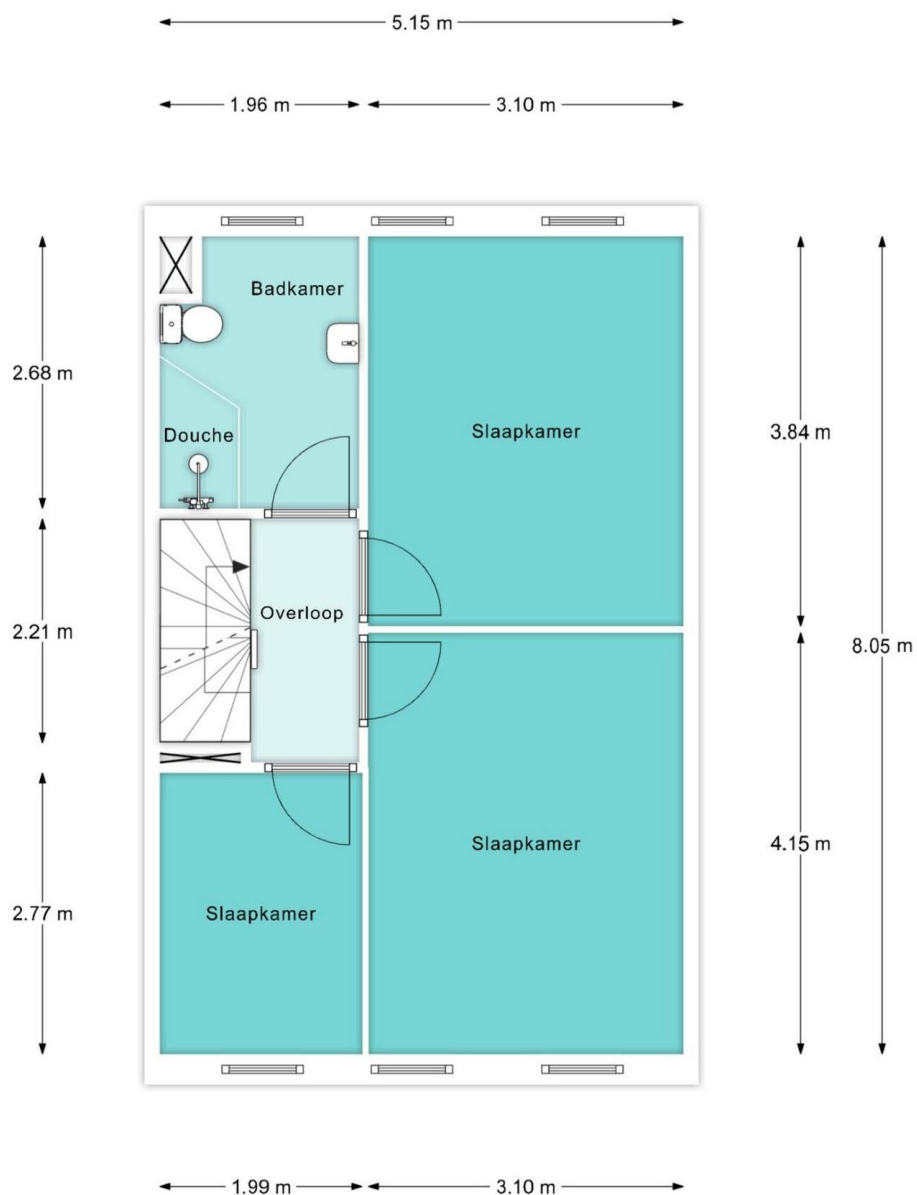


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Noordvaarder 46

Floor plan - first floor

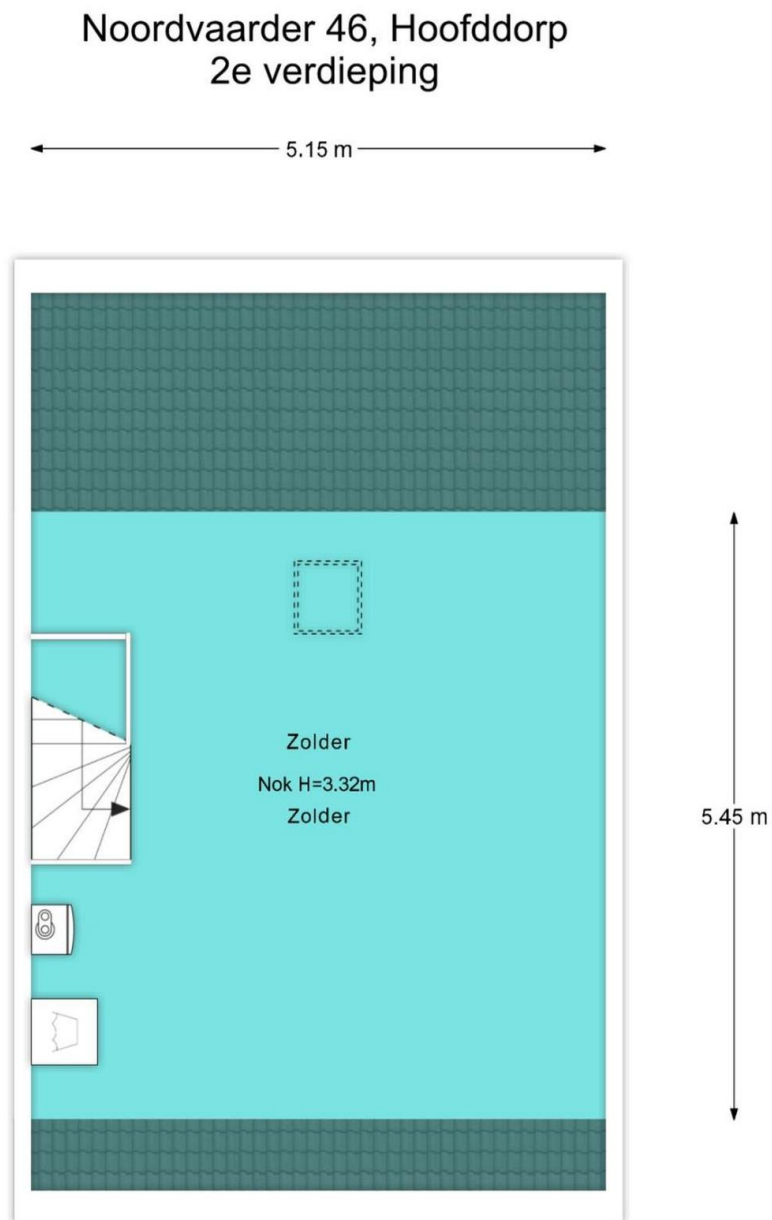
Noordvaarder 46, Hoofddorp
1e verdieping



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Noordvaarder 46

Floor plan - second floor



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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!

