

Amstelveen

# Tolheksbos 10

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???? ?????: 1.750.000 EUR • ??????: ca. 297 m<sup>2</sup> • ?????: 6 • ????? ??: 487 m<sup>2</sup>

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| ***** | NL24185517 | ****  | 1.750.000 EUR |
| ***** | ca. 297 m² | ***** | *****         |
| ***** | 6          |       |               |
| ***** | 5          |       |               |
| ***** | 3          |       |               |
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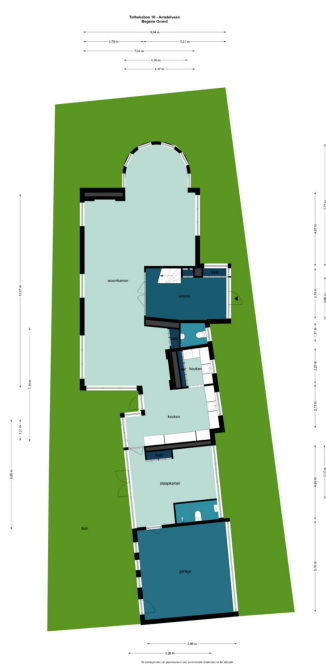
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This stunning villa of nearly 300 m2 offers modern luxury and ample space for home entertainment. Set on a 487 m<sup>2</sup> plot, the property features a beautifully landscaped garden that wraps around the home. Located on the edge of the tranquil Westwijk Amstelveen residential area, the neighborhood is family-friendly, with abundant greenery and water features. Only local traffic is permitted on this street and adjacent roads.

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#### Layout:

Entrance, welcoming foyer with cloakroom, toilet. The spacious living room has a cozy conservatory and a gas fireplace. The living room flows into the dining area, also equipped with a gas fireplace. The garden is easily accessible from the dining area through the large sliding doors. The open-plan kitchen updated in 2018 is equipped with high-quality built-in appliances (Wolf oven with gas hob for cooking enthusiasts), large Subzero refrigerator and freezer side-by-side in stainless steel, Quooker, Miele Nespresso and combined Miele Oven and microwave, and kitchen island. The utility room includes large pantry cabinets, an extra sink and connections for a washing machine and dryer. The kitchen island enhances the cooking experience.

Adjacent to the kitchen is a large room, currently used as a guest room. This room features its own bathroom with shower, toilet and sink, making it perfect as an extra bedroom for guests, a live-in au pair or as a practice room. All lower level has heated floors.

Access to the garage via an electric door. The garage is suitable for two cars. The driveway on the other side of the house offers the possibility of parking a third car on your own property.

#### First floor:

There are three well-appointed bedrooms and a beautiful large modern bathroom on this floor. The master bedroom has a spacious walk-in closet room, air conditioner, direct access to the bathroom and access to a large terrace. The second bedroom also has access to a large terrace and the third bedroom has beautiful open views. The beautiful marble bathroom has a bath, walk-in shower, double sink, electric heated toilet (Geberit), towel warmer and heated floor.

#### Second floor:

Large bedroom with access to a spacious roof terrace with ample built-in wardrobe space and air-conditioning. Bathroom features a walk-in shower and large sink. Separate toilet with bidet. Large storage room and large built-in safe.

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In the immediate vicinity of various shopping centers, primary and secondary schools (including the International School of Amsterdam - ISA) and modern sports and fitness centers.

Convenient access to major roads and 10 minutes by car from Schiphol or 15 minutes from Amsterdam South. Within walking distance of the Amsterdam Forest and the fast tram connection to Amsterdam "Zuidas" and Amsterdam Centre.

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Characteristics:

- Detached villa (built in 1998);
- Own ground;
- Modern and luxurious design;
- The last renovation was in in 2018;
- Energy-efficient and underfloor heating on ground floor and in bathrooms of first and second floor;
- Kitchen from 2018 with high-quality appliances of Miele and Bosch, Wolf stove and oven;
- Subzero refrigerator and freezer side-by-side;
- Four bedrooms and two bathrooms;
- Airco in master bedroom and in the bedroom on the second floor;
- Extra guestroom with bathroom on the ground floor;
- Alarm system;
- Two gas fireplaces;
- Entire house equipped with wooden blinds;
- Sun screens;
- Beautifully landscaped garden with fountain;
- Outdoor kitchen;
- Garden with irrigation system;
- Double garage for two cars;
- Convenient location with excellent connectivity.

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