



# LANGE KRUISWEG 42 VELDHOVEN

Asking price € 449.000,- K.K.

# kenmerken

Status available

Asking price € 449.000,- K.K.

Acceptance in consultation

Plot area 134m<sup>2</sup>

Year of construction 1952

Living area ca. 113 m<sup>2</sup>

Volume ca. 400 m<sup>3</sup>

Bedrooms 4

Energy label C (valid until 31-01-2036)

# description

Extended | Move-in ready | 4 bedrooms | d'Ekker residential area | Near City Center

Located in the popular d'Ekker residential area in Veldhoven, this well-maintained, extended terraced house features a storage shed, rear access, and no fewer than four bedrooms.

The property is centrally situated on a quiet cul-de-sac in a child-friendly neighborhood, with a playground directly opposite the house and all daily amenities within easy reach. Thanks to the uPVC window frames with double glazing, the neat finishing, and the excellent maintenance, this is truly a move-in ready home in every sense of the word.

The house offers a spacious extended living room with underfloor heating, a luxurious modern kitchen on the ground floor, three bedrooms on the first floor, and a full-sized fourth bedroom in the attic with a large dormer window and air conditioning. This provides surprisingly generous living space and comfort for the whole family.

Restaurants, a cafeteria, gym, and supermarket are all located nearby. Within walking distance is City-Centrum Veldhoven, offering a wide variety of shops, a cinema, Theater de Schalm, bus stops, parks, and various play areas. The property is situated on a 134 m<sup>2</sup> plot with approximately 113 m<sup>2</sup> of living space.

## Ground floor

Entrance via a covered porch. Hallway with toilet, staircase to the first floor, and access to the living room. The spacious living room has been extended across the full width at the rear and features wood-look tiled flooring with underfloor heating. Large windows provide plenty of natural light and create a pleasant, open atmosphere. The dining area is located at the rear and is openly connected to the kitchen.

The luxurious modern kitchen is situated in the extension and finished in a light color scheme. It features a large wall of cabinets offering ample storage space and various built-in appliances, including an induction cooktop with remote control (Novy), refrigerator, freezer, and combination microwave/oven. The kitchen island includes a stainless-steel sink, dishwasher, close-in boiler, and additional storage. The composite countertop, built-in lighting, and glass backsplash give the kitchen a high-end appearance. Sliding doors with large glass panels provide direct access to the backyard.

Under the stairs is a recessed storage cupboard housing the utility meter cabinet, equipped with 7 circuit breakers, a residual current device, and three-phase power.

## First floor

The landing provides access to three bedrooms, all fitted with insect screens and shutters. The fully tiled bathroom includes a bathtub with shower screen, washbasin, wall-mounted toilet, designer radiator, and a window for natural ventilation.

## Second floor

Accessible via a fixed staircase, the second floor consists of a landing area with the central heating boiler (Vaillant, built in 2008), connections for washing equipment, and access to attic storage. From here, the fourth bedroom can be reached, featuring a large dormer window, air conditioning, and additional storage space behind the knee walls.

### Outdoor space

The front garden is neatly landscaped. The well-maintained backyard is largely paved with decorative tiles and includes a wooden storage shed (2.39 x 3.55 meters) with electricity. On the left side of the shed is a canopy (0.91 x 2.28 meters). The garden is accessible via a rear entrance and is equipped with outdoor lighting and an exterior water tap.

### Additional features

- Entire property fitted with uPVC window frames and insulating glazing
- Mostly equipped with shutters
- Located on a quiet cul-de-sac with no through traffic
- Ample parking available directly opposite the house
- Playground located across the street
- Energy label C (valid until 31-01-2036)
- Excellent access to highways and Eindhoven city center
- Seller requires a 10% deposit/bank guarantee of the purchase price

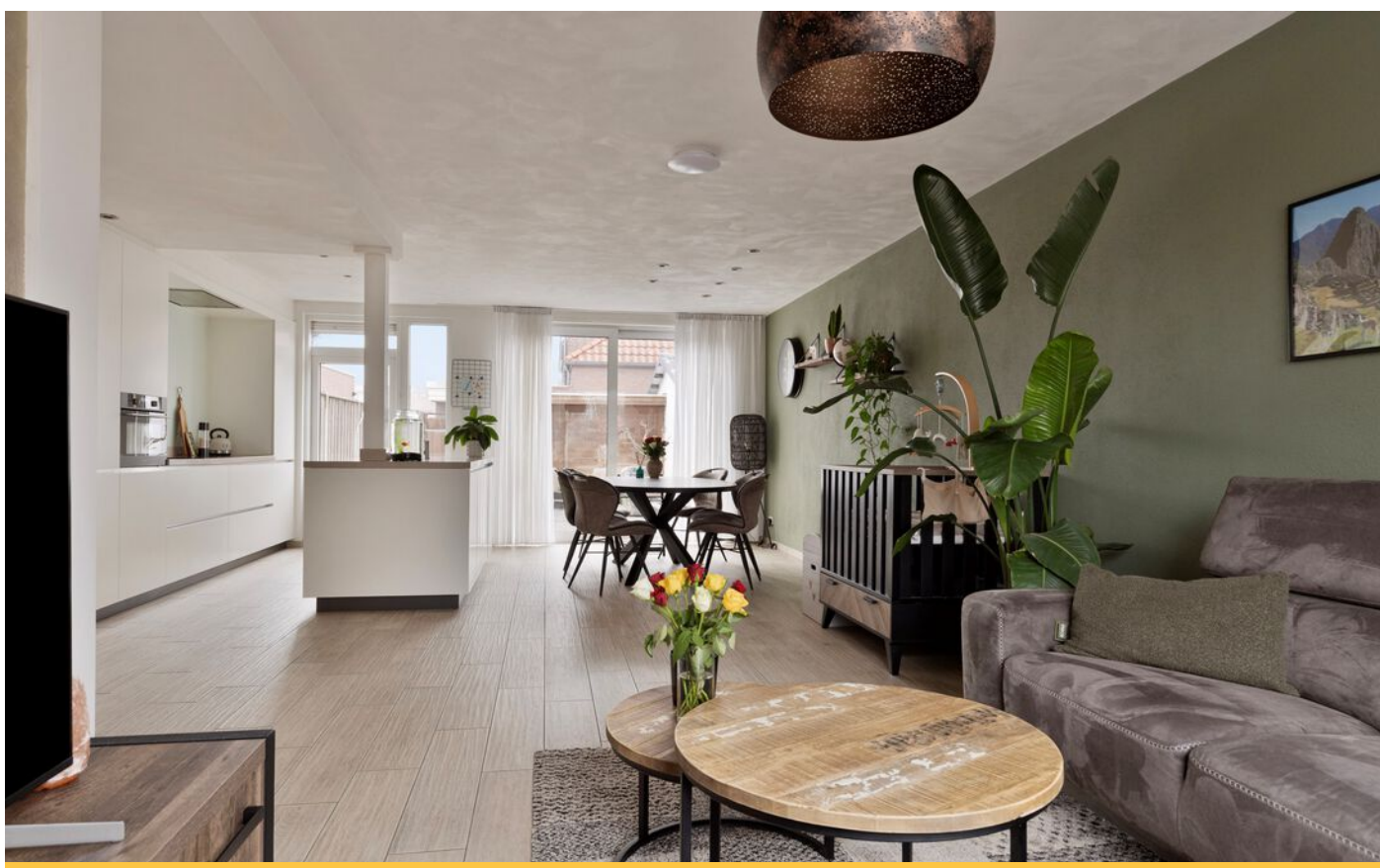
### Interested?

This home offers everything you are looking for: space, comfort, modern finishing, and an excellent location in a highly desirable residential area.

Schedule a viewing soon and discover for yourself what this complete family home has to offer!



# foto's





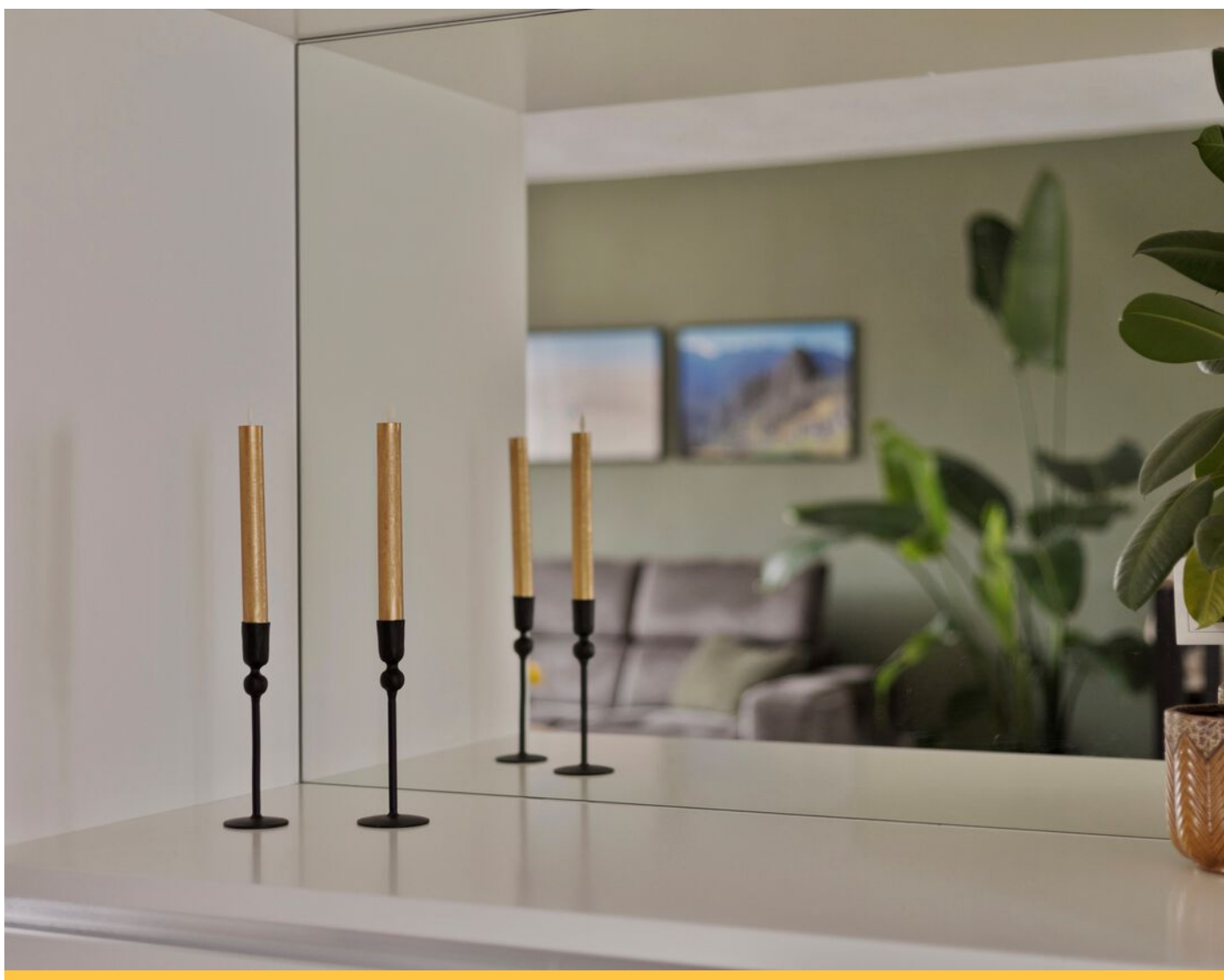




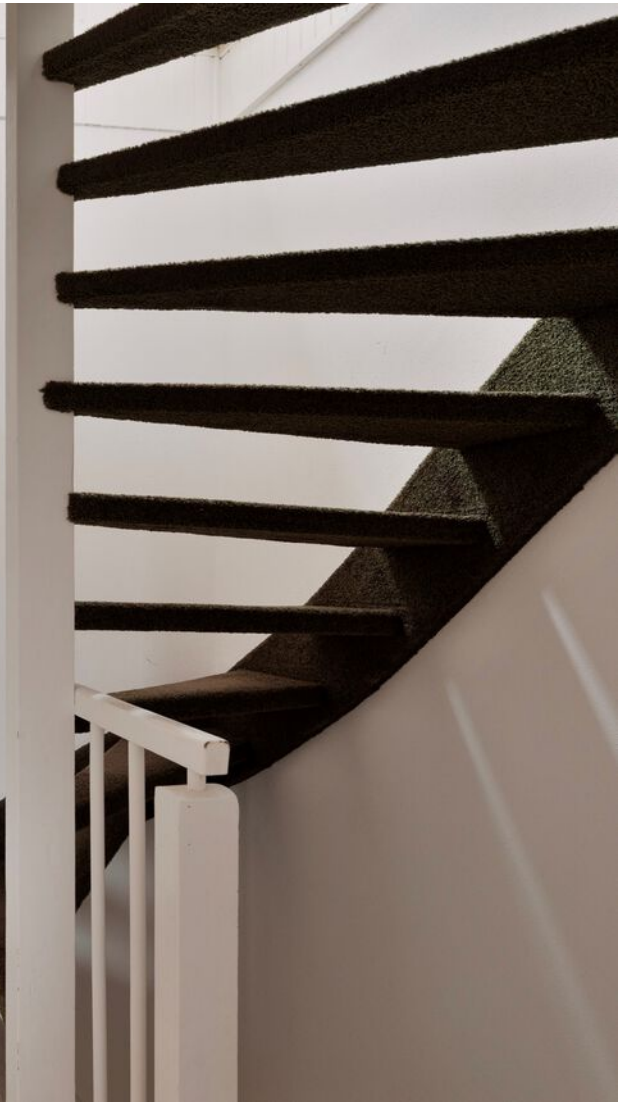














































# map



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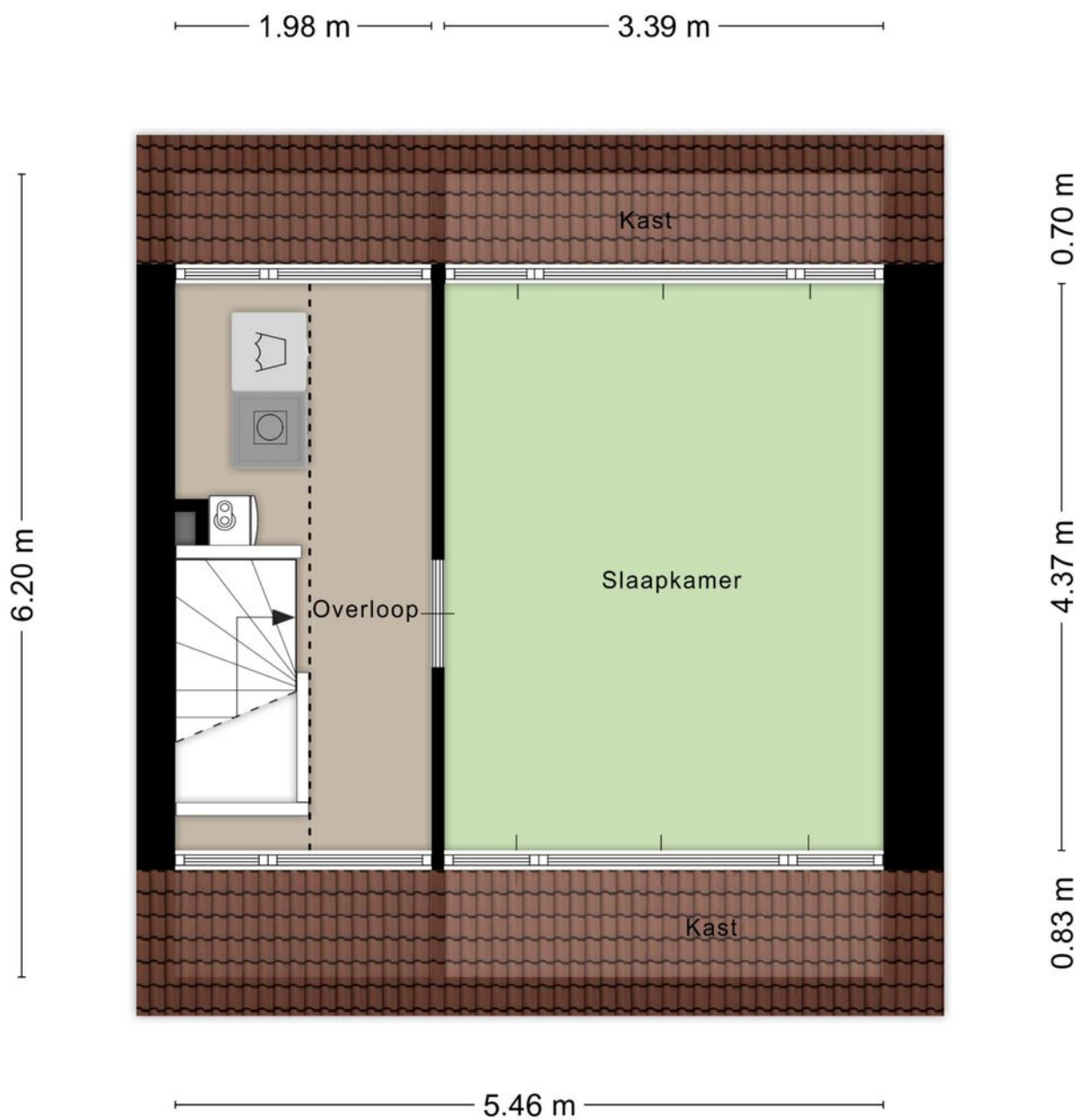
# map



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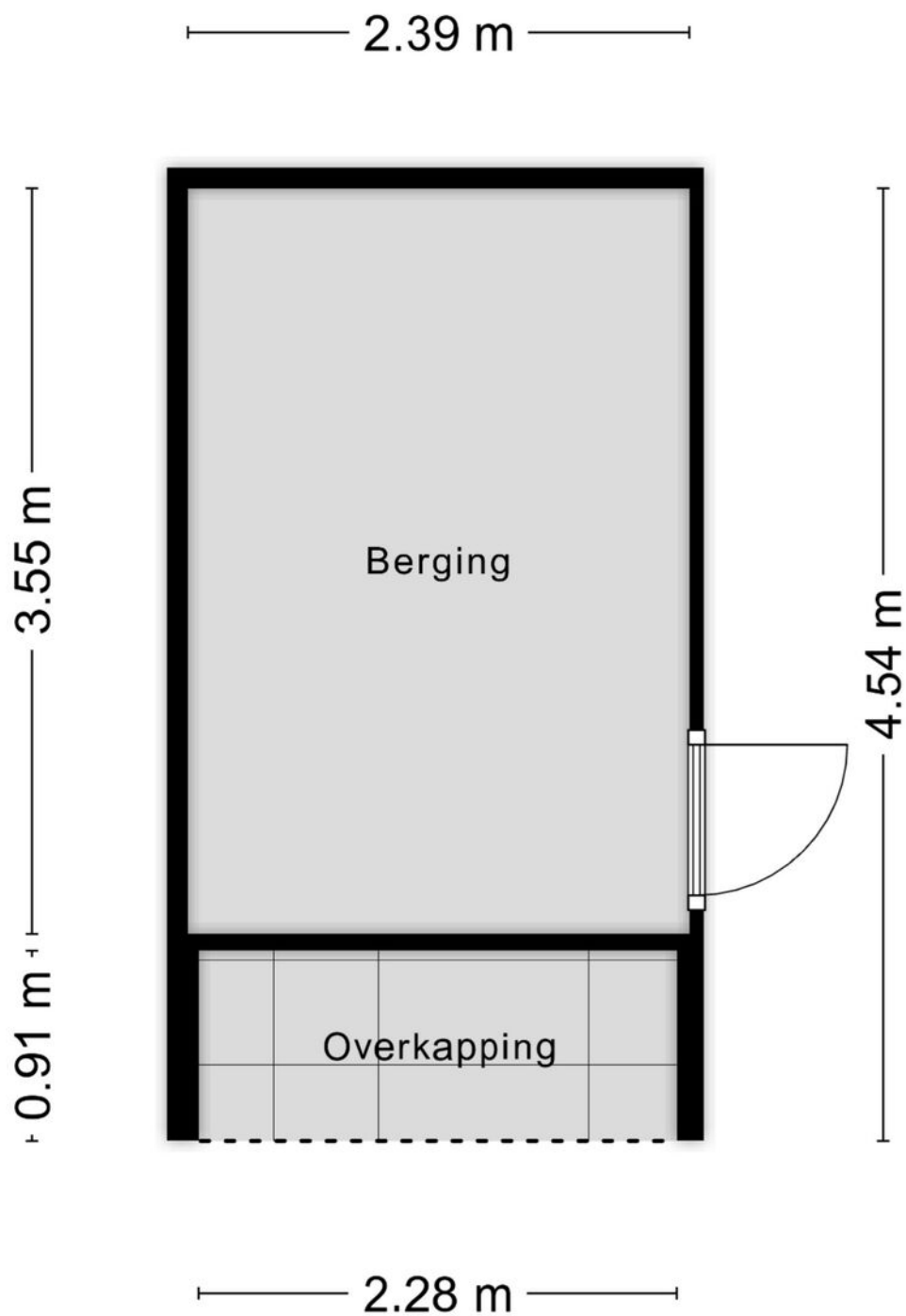


# map



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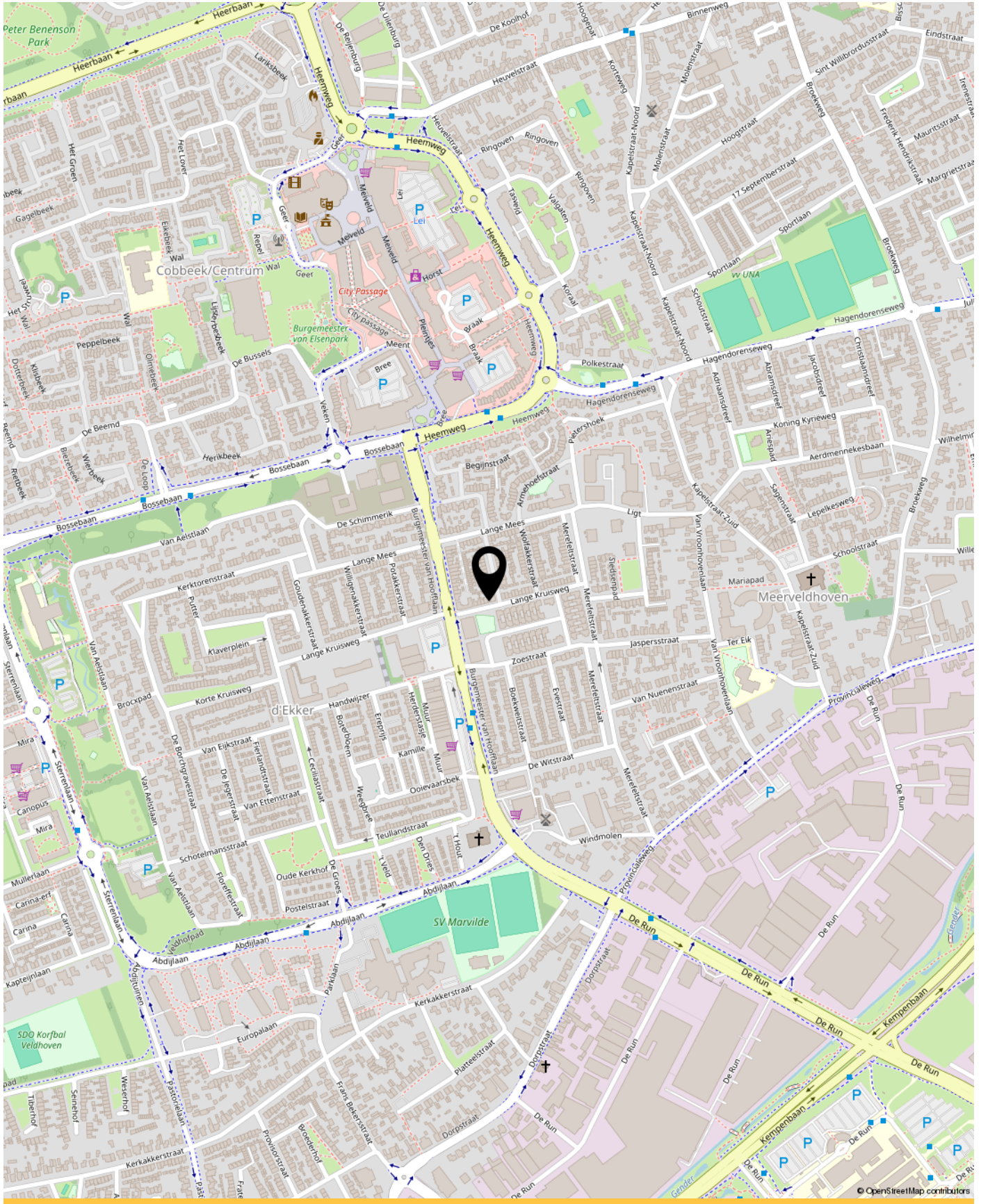


# land registry





# location on the map





## notes

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# Interested in this property?

Please feel free to contact our office