



Terraced family house on the family-friendly and quiet Erlenweg

In Affoltern am Albis, we are selling our finely renovated mid-terrace house with very generous space in a quiet neighborhood. 220 m² of total floor space spread over 6.5 rooms, adjoining rooms, balconies, patio and 4 floors.



ADDRESS

Erlenweg 4, 8910
Affoltern am Albis,
Switzerland



SELLING PRICE

CHF 1.450.000,-



AVAILABLE FROM

November 2022



FLOORSPACE

168 m²



ROOMS

6.5



CONSTRUCTION YEAR

1979



LAST RENOVATION

2021



LAND AREA

218 m²



Overview

In Affoltern am Albis, we are selling our finely renovated mid-terrace house with very generous space in a quiet neighborhood. 220 m² of total floor space spread over 6.5 rooms, adjoining rooms, balconies, patio and 4 floors.

The advantages of this property are convincing:

- In the triangle between Zurich, Zug and Lucerne
- Freeway connection 5 minutes
- Optimal transport connections: Bus No. 200 directly to Zurich 7 min, Bus No. 225 to the train station 1 min, train station 13 min on foot (journey to Zurich main station 25 min, Zug 15 min)
- Complete infrastructure: school and kindergarten 2 minutes, shops 7 minutes on foot, hardware and furniture stores in the city, outdoor pool 1 minute
- 220 m² total floor space spread over 6.5 rooms, adjoining rooms, balconies, patio and 4 floors
- Open, bright living and dining area with direct access to the patio
- Fully renovated
- Two bathrooms and a guest toilet
- Generous, beautifully developed attic offers plenty of space
- An outdoor parking space directly in front of the house

Renovations

2016

- New entrance and kitchen
- Bathroom renovation first floor
- New bathroom attic
- New roof window + external roller shutters with solar power and remote control attic bathroom
- New parquet ground floor and attic
- Sanitary painting

2017

- Window replacement ground floor
- Roller shutters with remote control ground floor and attic
- Heating renovation
- Gardening

2018

- New Terrace roof
- Renovating the garden floor, laying bamboo floorboards
- Renovate outdoor parking lot
- Replace main water pipes

2019

- Living room wall cladding with natural stone and light
- New parquet first floor
- Window replacement first floor
- Roller shutters with remote control first floor

2020

- New water distributor in the basement
- Radiator replacement
- Guest toilet complete renovation
- New room establishment in the attic with sliding door

2021

- Dormer window isolation and cover in the attic
- Roof window replacement + external roller shutters with solar power and remote control
- Stairs renovation ground floor - first floor

Details

Key data

| | |
|--------------------------|---------------|
| Available from | November 2022 |
| Rooms | 6.5 |
| Bathroom | 3 |
| Construction year | 1979 |
| Last renovation | 2021 |
| Heat generation | Oil heating |
| Heat distribution | Radiators |

Offer

| | |
|----------------------|-----------------|
| Selling price | CHF 1.450.000,- |
|----------------------|-----------------|

Surfaces

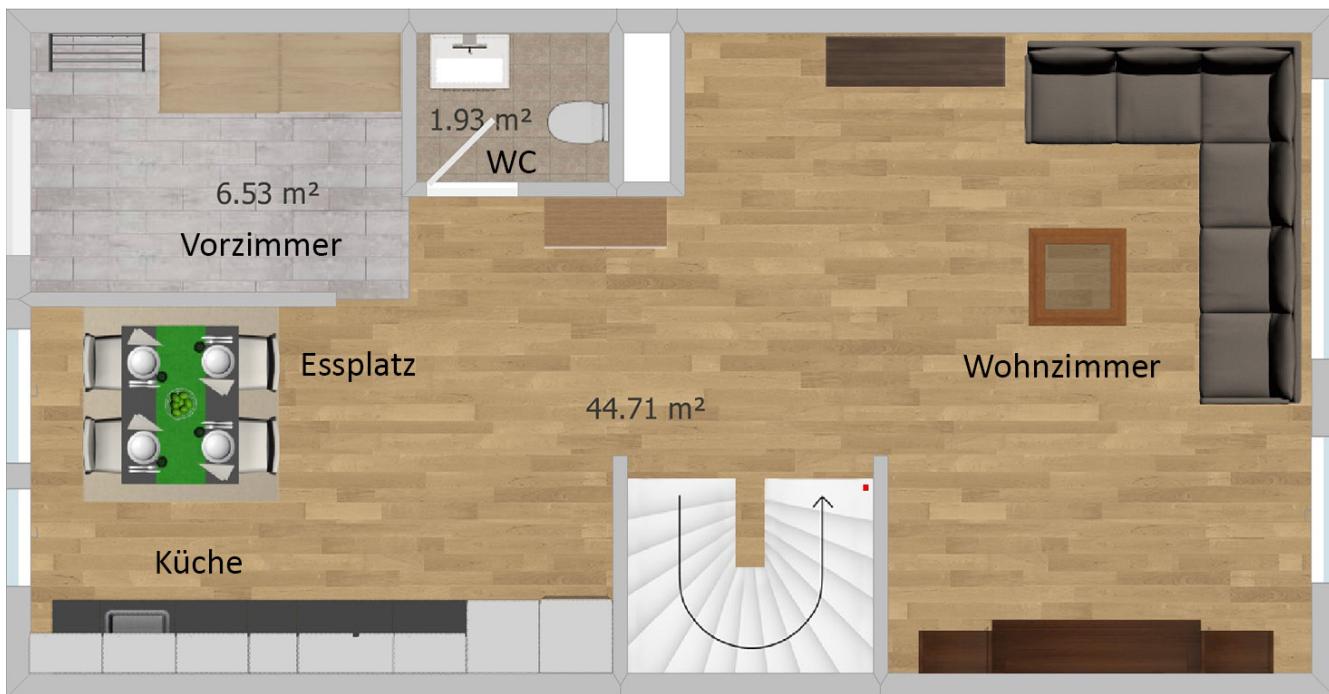
| | |
|--------------------------|-------------------|
| Floorspace | 168m ² |
| Land area | 218m ² |
| Total usable area | 220m ² |
| Building volume | 678m ³ |

Characteristics

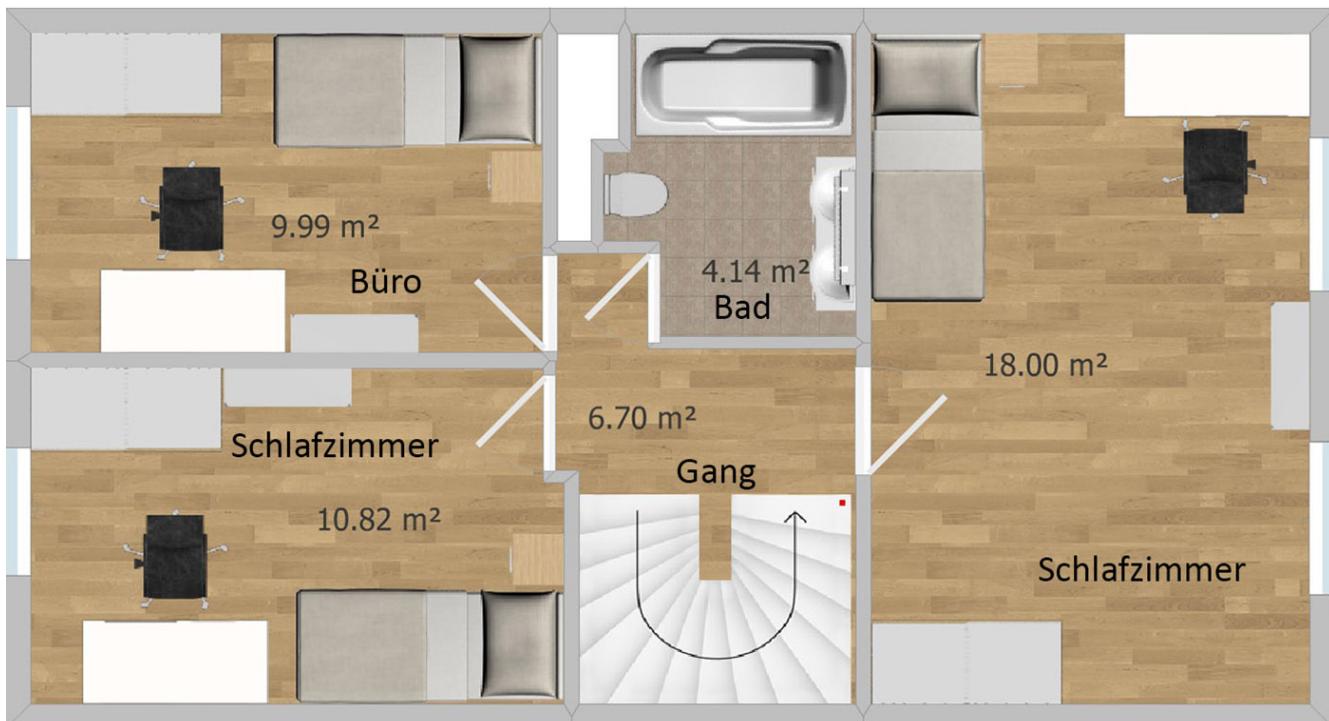
- Completely renovated
- Quiet
- School and Kindergarten
- Child friendly
- Sunny
- Private road
- Sports facilities
- Pets allowed
- Transport connection
- Public lido

Rooms

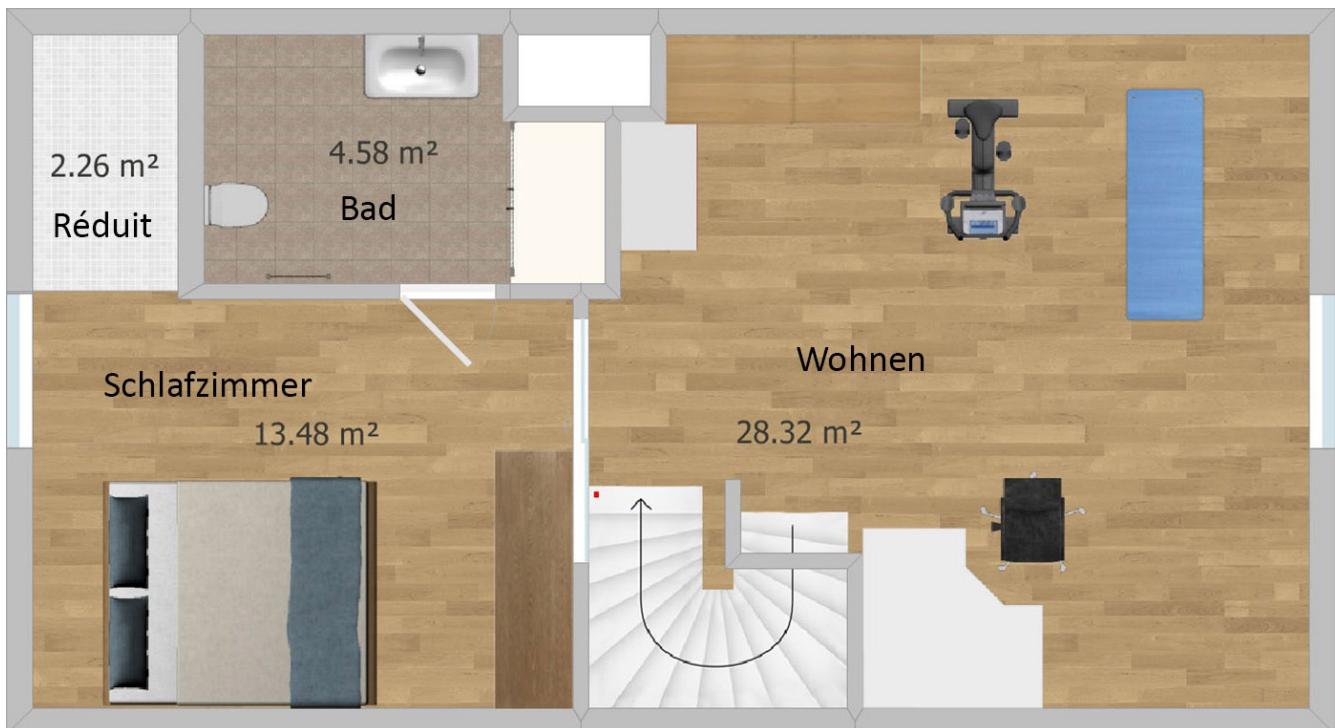
Ground floor



Upper floor



Attic



Basement



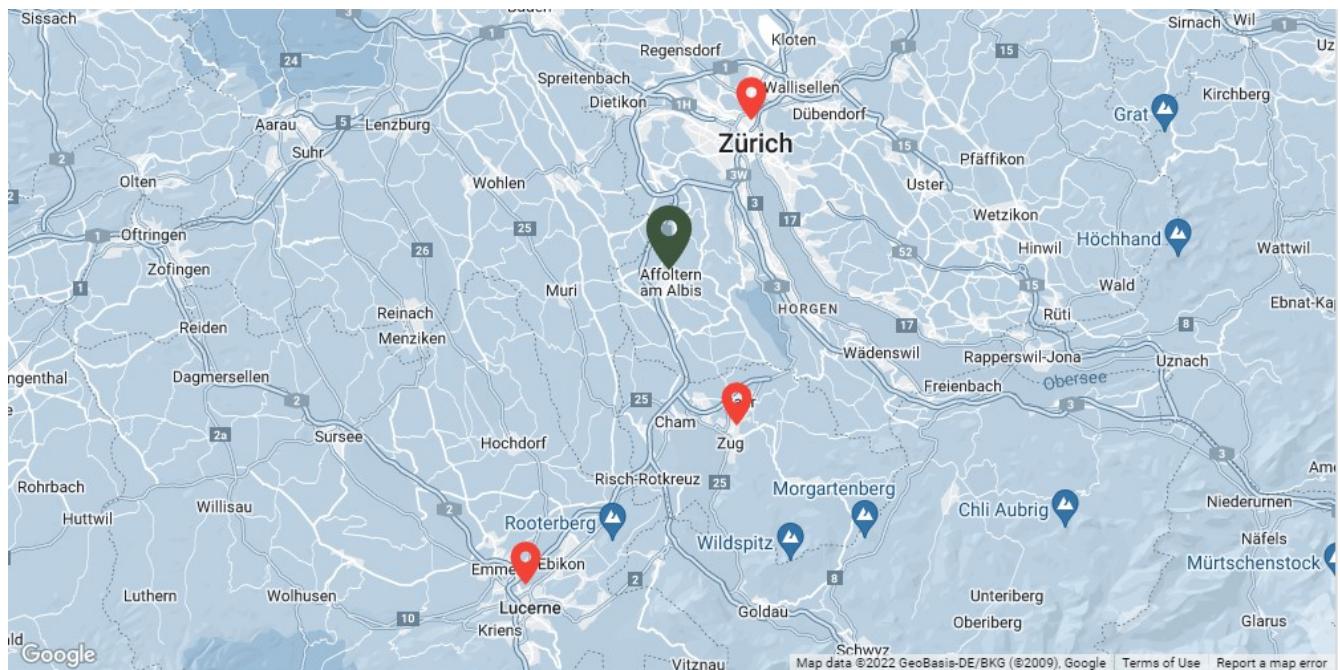


Community

8910 Affoltern am Albis is located in the district of Knonaueramt in the canton of Zurich.

In addition to traditional companies, new, modern companies and shops have found a place in Affoltern am Albis, which make the regional center well known. Affoltern am Albis is home to various public institutions and services that complement each other and provide a social security network. An outdoor lido and sports facilities as well as over 100 clubs are available for leisure activities.

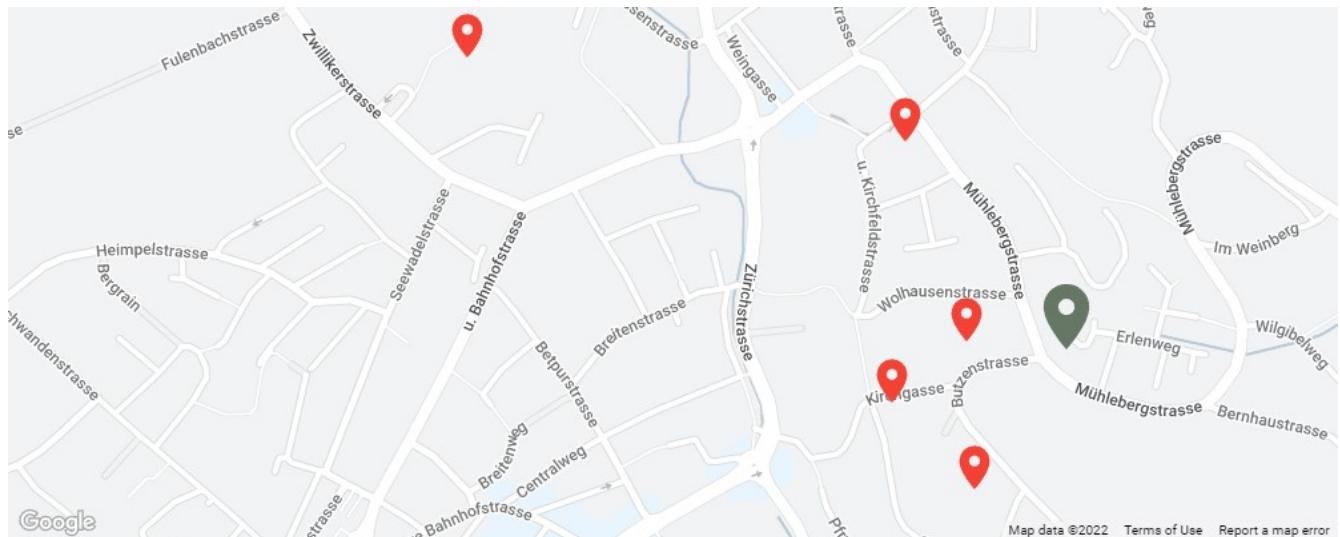
The municipality of Affoltern am Albis became the town of Affoltern am Albis on July 1, 2018. Even if one no longer finds the former rural idyll in Affoltern am Albis, the place offers its more than 12,000 inhabitants with its sunny, central location between the metropolises of Zurich, Zug and Lucerne, the good transport connections and the mostly well integrated into the landscape Overbuildings, the greenery and the unbuildable environment an excellent quality of life and an appealing environment.





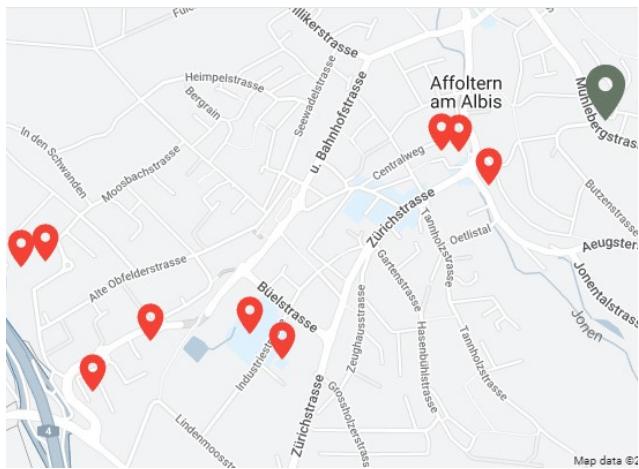
Infrastructure

School and nursery



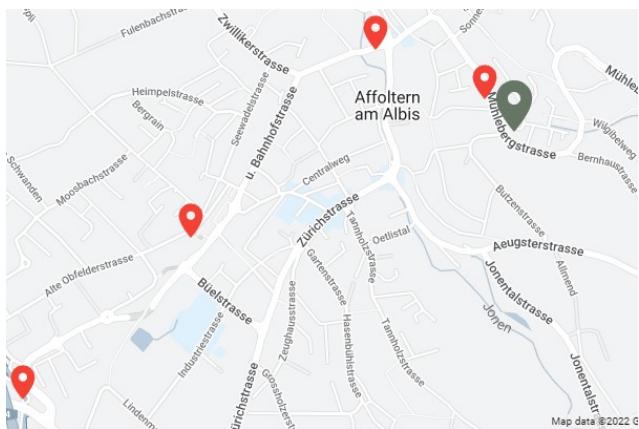
| Primary school Stigeli | 180m | 2 min | 1 min |
|-------------------------------|-------|--------|---------|
| Nursery Semper | 220m | 2 min | 1 min |
| Primary school Butzen | 260m | 4 min | 1.5 min |
| Nursery Spittel | 300m | 3 min | 1 min |
| Secondary school | 1.2km | 13 min | 4 min |

Shopping



| Lidl / Migros 500m | 2 min | 7 min |
|---------------------------------|-------|--------|
| Denner 500m | 2 min | 7 min |
| Coop Supermarkt 1.2km | 3 min | 16min |
| Conforama 1.2km | 3 min | 16 min |
| Manor / Jumbo 1.6km | 5 min | 21 min |
| Hornbach 1.9km | 6 min | 24 min |
| Obi / Pfister 1.8km | 6 min | 22 min |

Public transport



| | / | |
|--------------------------------|-------|-------|
| Bus 200 350m | 4 min | |
| Bus 225 500m | 1 min | |
| Train S14 / S5 1.2km | 7 min | 15min |
| Motorway 2.1km | 5 min | |

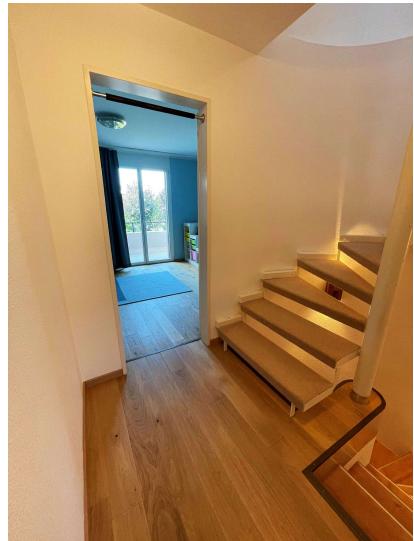
Gallery

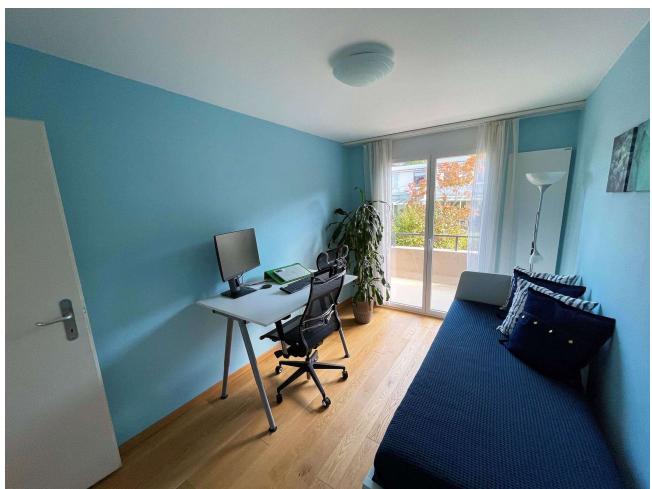
Ground floor



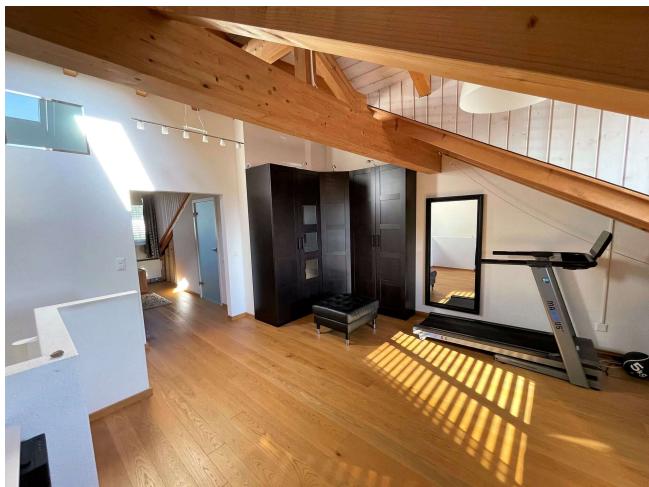


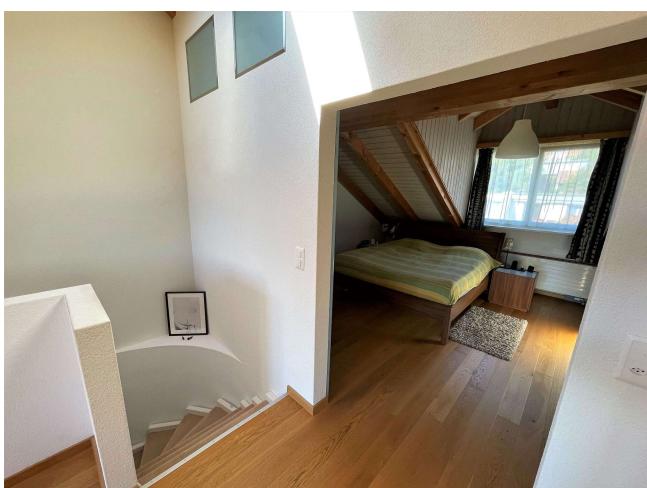
Upper floor



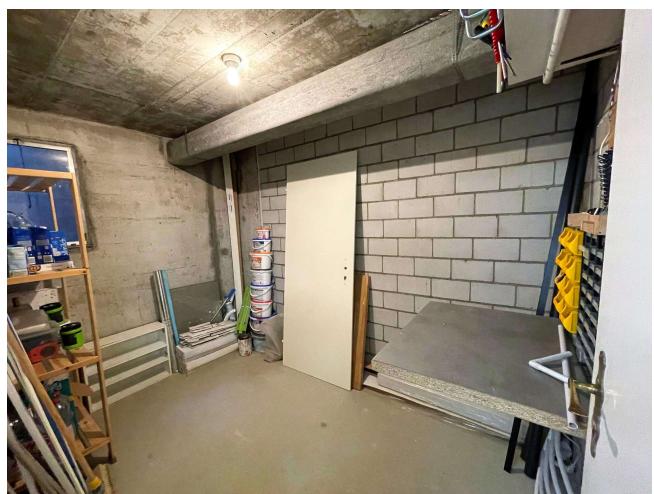
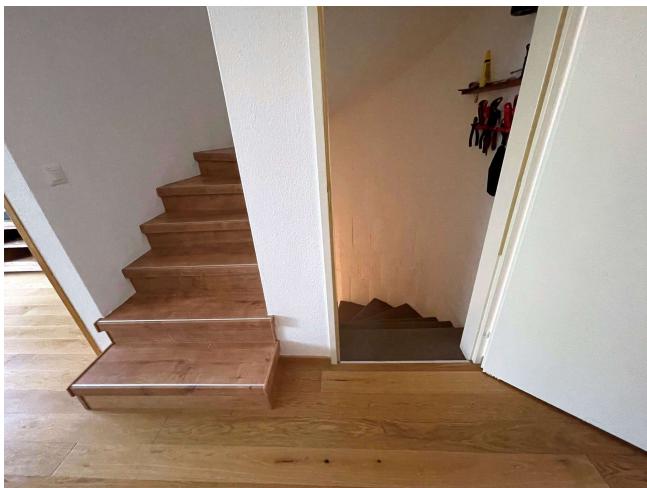


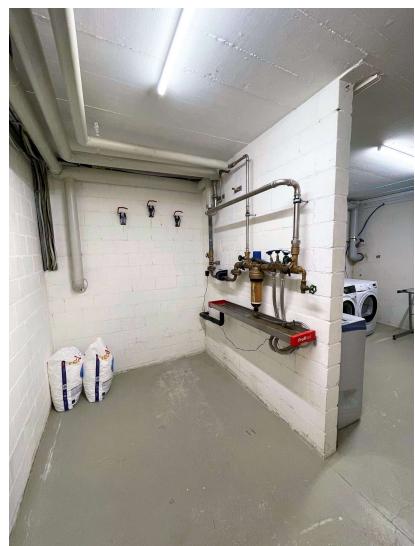
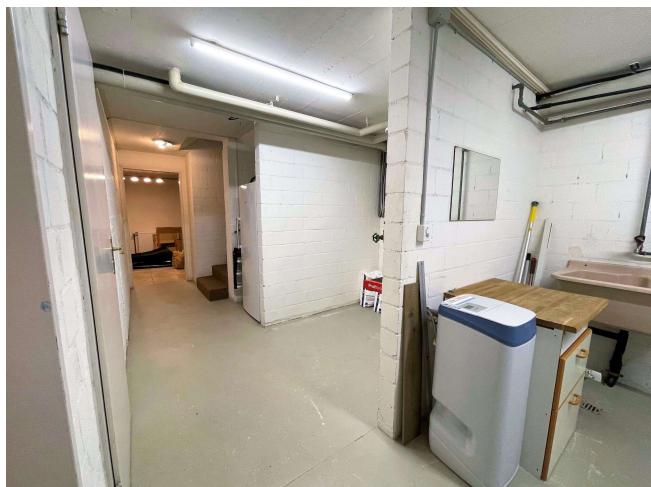
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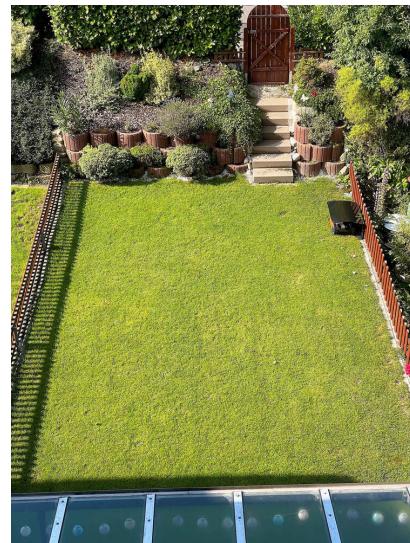


Basement





Miscellaneous





Contact

If you are interested and would like to arrange a viewing appointment, please contact us using one of the following availabilities.

Web: <http://hausinaffoltern.online/#/kontakt>

E-mail address: info@hausinaffoltern.online