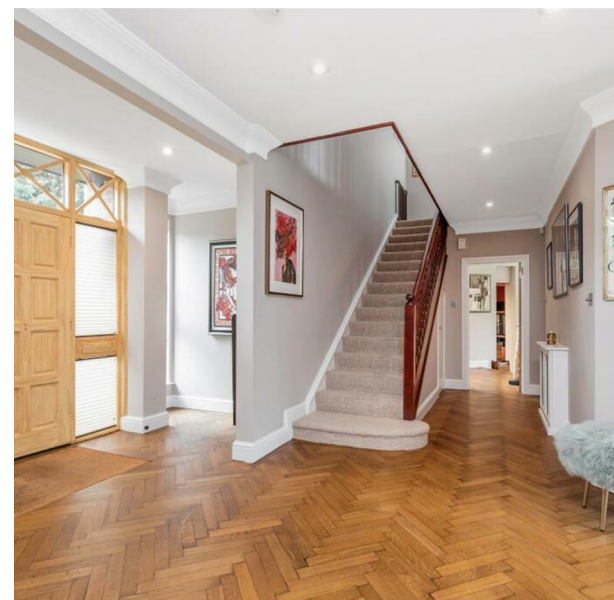
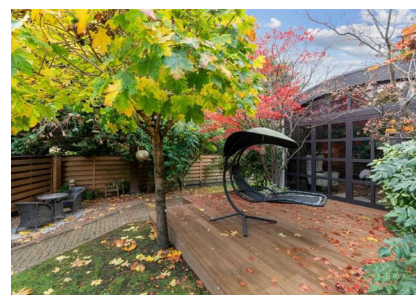


Laurino Place, Bushey Heath, WD23
£2,200,000



Laurino Place, Bushey Heath, WD23

£2,200,000

An impressive five-bedroom detached family home offering approximately 3,956 sq ft of accommodation, set within an exclusive gated development in Bushey Heath. The property features generous reception and entertaining spaces, a games room, sauna, beautiful mature gardens, waterside terrace, garage and ample off-street parking.

Tucked away within an exclusive gated setting in the heart of Bushey Heath, this substantial and highly individual detached residence offers approximately 3,956 sq ft of impressive accommodation, combining generous living space with beautifully established gardens and a particularly private setting.

Approached through secure gates, the property enjoys an impressive frontage with a substantial driveway providing ample off-street parking and access to a large garage. The distinctive architecture gives the house considerable character, while the accommodation has been thoughtfully arranged to provide an excellent balance of formal entertaining space and relaxed family living.

A spacious reception hall creates an immediate sense of scale and leads to the principal ground-floor rooms. The main reception room is an impressive space, with large expanses of glazing overlooking and opening onto the gardens. Herringbone wood flooring and excellent natural light continue through much of the principal accommodation, creating a warm and elegant feel.

There are several further reception spaces, including a separate dining room with direct garden access and a generous family room, allowing considerable flexibility for

entertaining, everyday family life or more informal relaxation. A separate office provides an ideal environment for those working from home.

The kitchen is another particularly appealing feature of the house. Generously proportioned and fitted with an extensive range of cabinetry and a central island, it enjoys a wonderful outlook towards the gardens with doors providing direct access outside.

One of the property's more unusual features is the additional leisure and entertaining space, currently arranged as a striking games/billiards room, with dramatic arched glazing opening onto a secluded decked terrace. The house also benefits from a private sauna and adjoining shower facilities, adding a genuine lifestyle element rarely found in homes of this type.

Upstairs, the extensive first-floor accommodation provides five bedrooms, several benefiting from fitted wardrobes, together with well-appointed bath and shower rooms. The principal bedroom suite is particularly impressive, offering a substantial bedroom area alongside extensive fitted storage and dressing space and its own bathroom facilities.

Outside is where Laurino Place really distinguishes itself. The house sits within beautifully mature grounds wrapping around

the property, providing a remarkable feeling of privacy and seclusion. Landscaped lawns, established trees, colourful planting and a variety of terraces create several different areas in which to entertain or simply enjoy the surroundings.

A particularly charming feature is the waterside terrace, positioned directly beside the adjoining lake and offering a wonderfully peaceful spot from which to enjoy the setting. Together with the decked entertaining areas and mature main garden, it gives the outside space a character all of its own.

With approximately 3,956 sq ft of accommodation, five bedrooms, multiple reception rooms, extensive parking, leisure facilities and exceptional gardens, 2 Laurino Place represents a rare opportunity to acquire a substantial family home offering an impressive combination of space, privacy and individuality in one of Bushey Heath's most sought-after residential settings.



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APPROX. GROSS INTERNAL FLOOR AREA 3956 sq. ft / 367.57 sq. m (Including Garage)
APPROX. GROSS INTERNAL FLOOR AREA 3568 sq. ft / 331.48 sq. m (Excluding Garage)

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC