



**Lingwood Gardens, Osterley, TW7 5LZ**  
**Guide Price £1,099,950**

**DBK**  
ESTATE AGENTS



Situated within a prominent leafy cul-de-sac, this impressive extended family home combines substantial kerb appeal with spacious and versatile accommodation, beautifully blending traditional character with stylish modern upgrades.

The property welcomes you with an attractive landscaped front garden and resin driveway providing ample off-street parking. Internally, the home offers generously proportioned rooms, high ceilings and an abundance of natural light throughout.

At the heart of the home is a bright and spacious open-plan kitchen/breakfast room featuring a central island, skylights and excellent entertaining space. There are multiple reception rooms and a delightful conservatory overlooking the rear garden.

Upstairs, the property boasts a unique and light filled landing, four well-proportioned bedrooms, including a superb principal bedroom with a chic en-suite shower room and another bedroom benefitting from fitted wardrobes. The contemporary family bathroom is equally impressive, featuring both a full-sized bath and separate shower.

Further benefits include a useful utility room, integral garage and a convenient ground floor cloakroom/WC.

Externally, the beautifully landscaped rear garden provides a peaceful and private retreat, complete with mature planting, a pond and patio entertaining area.

Perfectly positioned moments from the picturesque Osterley Park, the property enjoys a rare balance of countryside charm within a thriving suburban commuter location. Ideally situated just 0.5 miles from Osterley Underground Station, the home also benefits from an excellent selection of local amenities, cafes and highly regarded schools including Nishkam School and Isleworth & Syon School for Boys. For motorists, the property offers exceptional convenience to the A4/M4 providing swift access into Central London, Heathrow and surrounding areas.

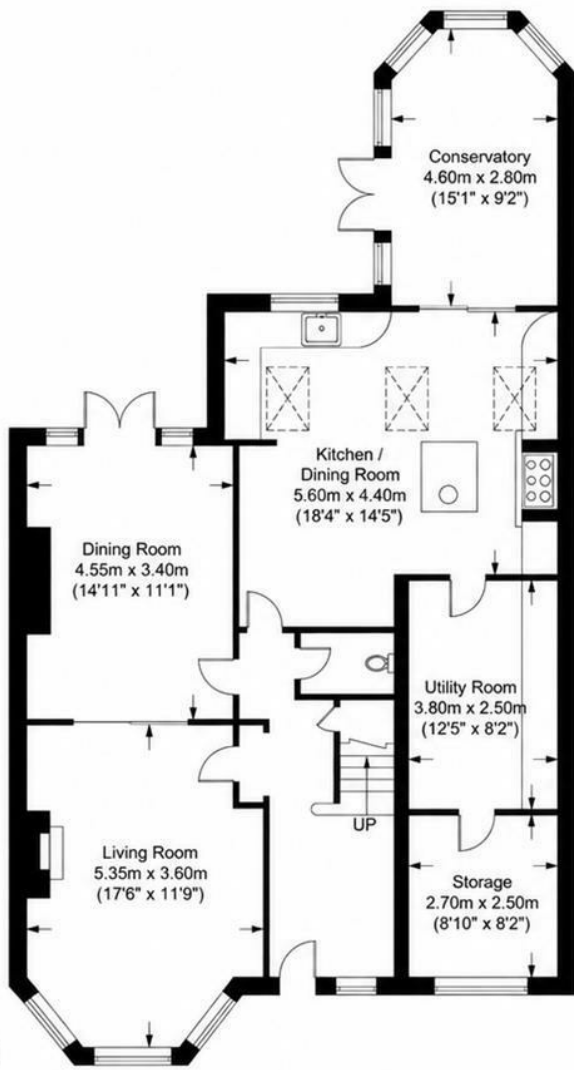
## Key Features

- Impressive extended family home with substantial kerb appeal and character frontage
- Bright and spacious open-plan kitchen/breakfast room with central island and skylights
  - Four well-proportioned bedrooms (one bedroom benefitting from a chic ensuite)
- Multiple reception rooms and conservatory overlooking the garden
- Contemporary main family bathroom featuring both a full-sized bath and separate shower
- Useful utility room, integral garage and convenient ground floor cloakroom/WC
  - Beautifully landscaped rear garden with mature planting, pond and patio entertaining area
- Attractive landscaped front garden with resin driveway providing off-street parking
- Generously proportioned rooms throughout and high ceilings
  - Stylish mix of traditional character and modern upgrades throughout the home

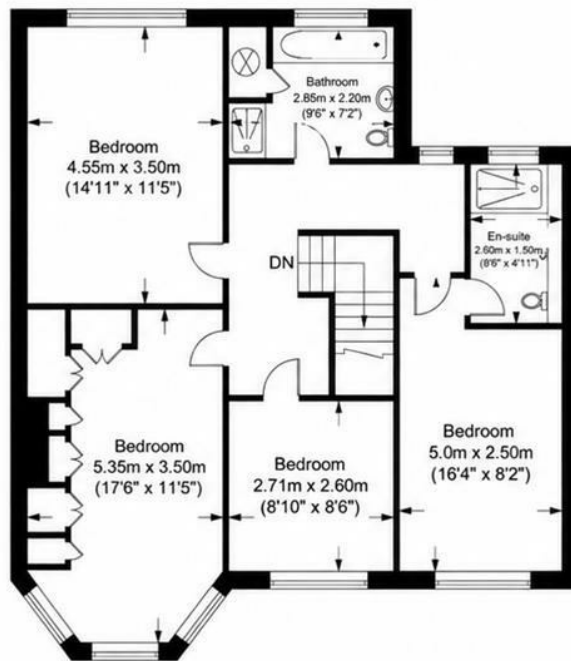


Approximate Gross Internal Floor Area : 181.41 sq m / 1952.68 sq ft

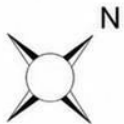
Garden Measurement - (42.0m x 18.0m = 137'9" x 59'0")



Ground Floor

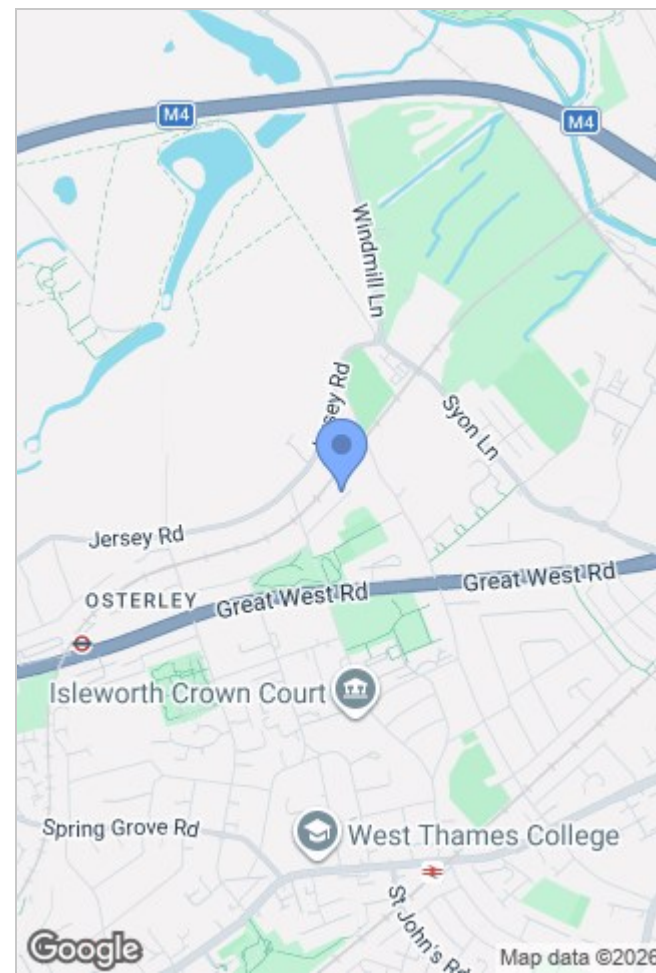


First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 57                      | 73        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|   |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |