



Lingwood Gardens, Osterley, TW7 5LY
Guide Price £995,000

DBK
ESTATE AGENTS



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Situated on this leafy and well-regarded residential no through road comes this double fronted semi-detached home offering a wealth of development opportunity, subject to planning permission.

To date accommodation is arranged over two floors sprawling circa 1,790 sq.ft with the ground floor comprising of an impressive entrance hall, an extensive through lounge, a fitted kitchen opening to a separate dining area as well as bedroom five/ office and a cloakroom.

The first floor comprises of four double bedrooms along with a sizable and fashionable four-piece family bathroom suite.

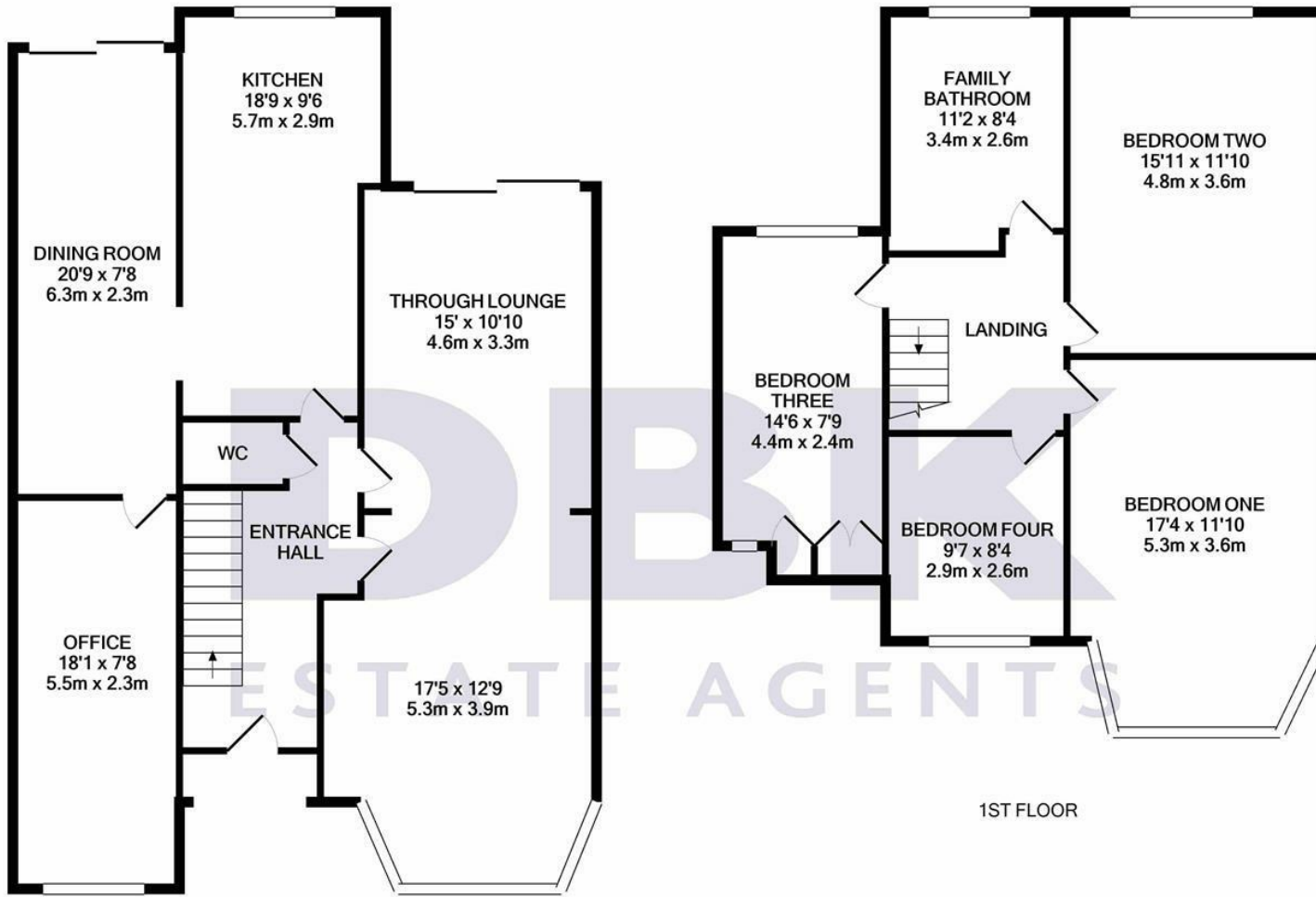
To the outside is a lengthy and well-manicured garden offering the perfect settings for outdoor entertaining as well as direct access to Thistleworth Tennis Club. The front garden provides ample parking for several vehicles.

Set moments from Osterley Park offering a feel of the countryside in this suburban commuter town as well as being ideally situated 0.5 miles from Osterley Underground Station and surrounded by an ample array of local amenities and reputable schools such as Nishkam School West London, The Green School for Girls and Isleworth and Syon School for Boys. The A4/M4 can be found just a stones throw away in addition to direct bus links into neighbouring towns.

Key Features

- **Prominent Cul-De-Sac Location**
- **Double Fronted Semi-Detached Family Home - Circa 1,790 Sq.Ft**
 - **Five Spacious Bedrooms**
- **Through Lounge + Additional Dining Room**
 - **Large Fitted Kitchen**
- **Fashionable Four Piece Family Bathroom Suite**
 - **Office + Cloakroom**
- **Lengthy Rear Garden Backing onto Private Tennis Club + Front Garden for Off Street Parking**
 - **Osterley Station 0.5 miles**
- **Wealth of Development Opportunity (stpp)**



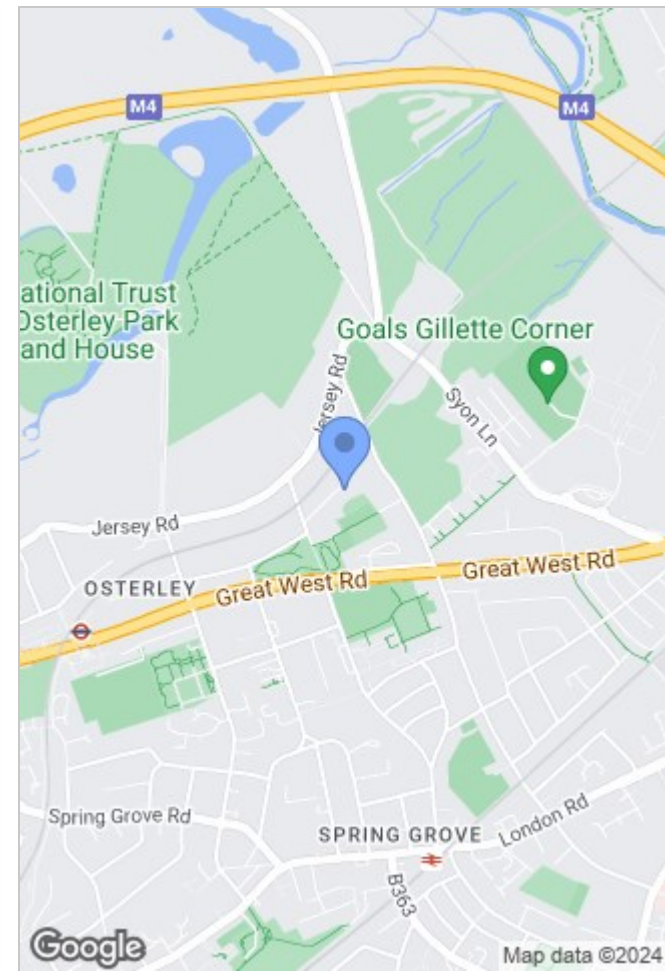


GROUND FLOOR

TOTAL APPROX. FLOOR AREA 1790 SQ.FT. (166.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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			
England & Wales		EU Directive 2002/91/EC	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	