



Lingwood Gardens, Osterley, TW7 5LY
Guide Price £1,250,000

DBK
ESTATE AGENTS



An exceptional opportunity to acquire this substantial six-bedroom family home extending to approximately 2,316 sq ft, offering beautifully proportioned accommodation arranged over three floors and perfectly suited to modern family living.

At the heart of the home is a superb open-plan kitchen and family room, creating an ideal environment for everyday living, entertaining and socialising. This impressive space is complemented by a separate formal reception room and dedicated dining area, providing excellent versatility.

The accommodation comprises six well-proportioned bedrooms, the principal bedroom suite occupies the entire second floor, creating a luxurious private retreat complete with its own ensuite bathroom.

Further benefits include four bathrooms in total, including two ensuite shower rooms, together with a separate ground floor WC, ensuring practicality for larger households.

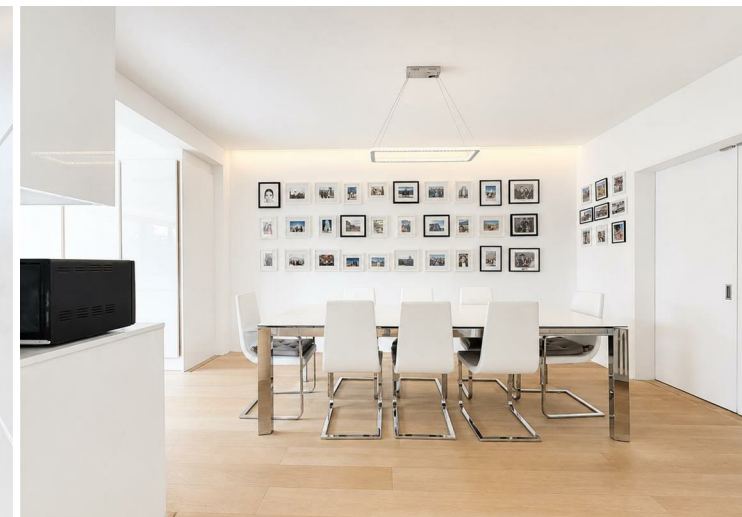
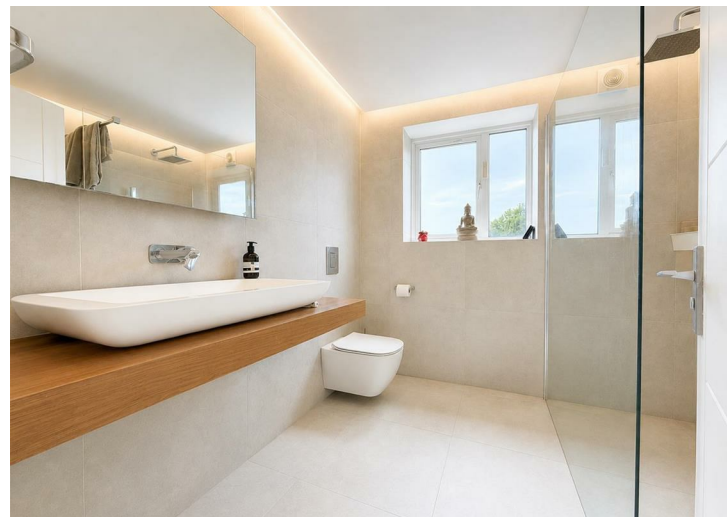
Externally, a landscaped south-facing garden provides extensive patio space, ideal for outdoor dining, entertaining and enjoying warmer months with family and friends. To the front there is a driveway for convenient off street parking as well as on street parking (no permit required).

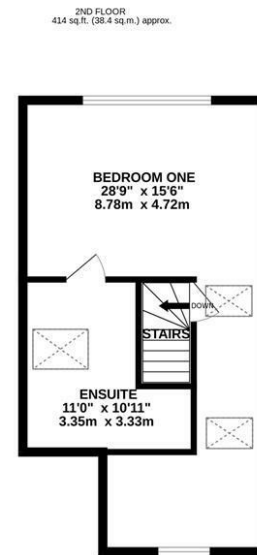
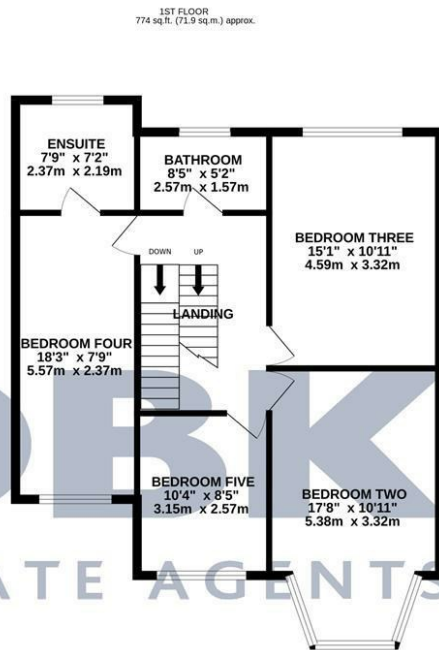
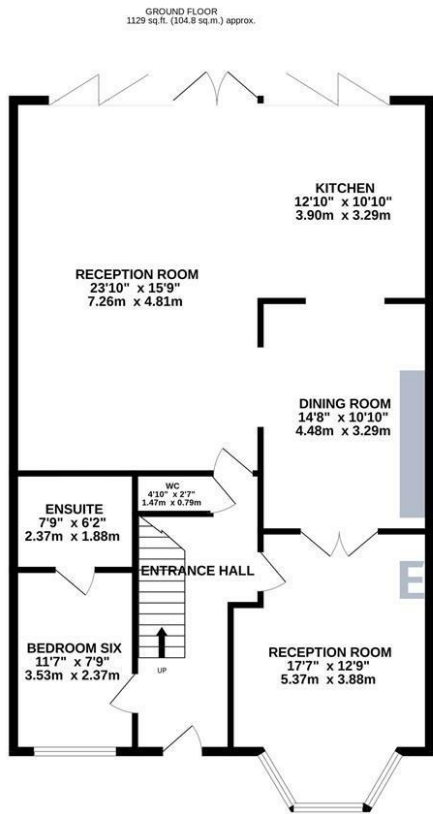
A notable feature of the property is the inclusion of solar panels, helping to improve energy efficiency and potentially reduce running costs.

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

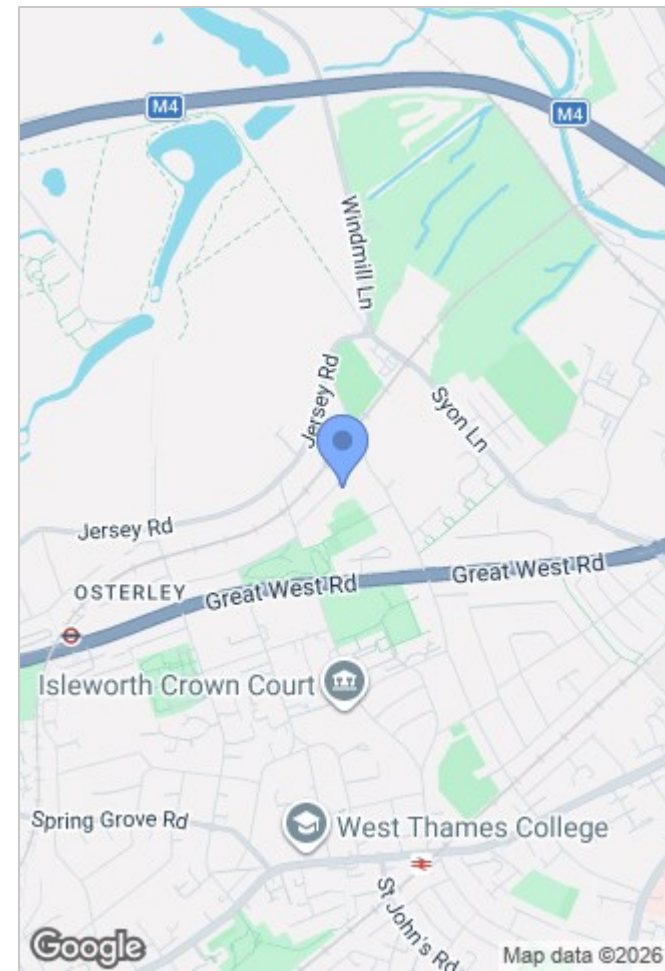
- Substantial six-bedroom family home arranged over three floors with south-facing garden
- Exceptional open-plan kitchen and family room designed for modern living and entertaining
- Additional formal reception room + separate dining area
- Principal bedroom suite occupying the entire second floor with private ensuite
- Four bathrooms in total, including two ensembles, plus a separate ground floor WC
- Generously proportioned bedrooms throughout, ideal for larger or multi-generational families
 - Landscaped low-maintenance rear garden with extensive patio and entertaining space
 - Off-street parking and attractive kerb appeal with a handsome bay-fronted façade + additional on street parking (no permit required)
- Bright, contemporary interiors with neutral décor ready for immediate occupation
 - Extending to approx. 2,316 sq ft + Solar Panels





TOTAL FLOOR AREA : 2316 sq.ft. (215.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		

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		

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