



## 8 Spring Rise, Egham, TW20 9PW

This very spacious 7 bedroom double-fronted semi-detached student let property is in an amazing location, less than a minute walk to the back gate of the University!!

Downstairs has fantastic communal space with an L-shape Kitchen/Diner/Lounge with range cooker, dishwasher, integrated refrigerator, TV (tenants would need to pay licence fee) and access onto the garden. There is a separate utility room with washing machine, tumble dryer, freezer and further refrigerator/freezer and there are also 3 double bedrooms and a shower room.

On the first floor, off the landing are three further double bedrooms, one of which has its own en suite shower room, and an additional 7th single bedroom and a bathroom. There is gas central heating to radiators, double glazing, block-paved parking for 3 cars and garden maintenance included.

The property is available from 1st August 2026 and the landlord will offer 1/2 rent for the first two weeks whilst a new kitchen is being fitted, and can't be used during this period. EPC Rating: D.



Floor Plan



Features

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Tenure - Council Tax Band - E

