



7 Linden Court, Egham, TW20 0TG

£395,000

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### GREAT INVESTMENT PROPERTY!

This four bedroom furnished house is situated in a quiet residential road within about a 15 minute walk of Royal Holloway University, so very popular with the students. There is an entrance hall with downstairs cloakroom (w.c.), a good size communal living room and kitchen as well as a large double size bedroom. Off the first floor landing is the bathroom and three further excellent sized bedrooms. There is a gas central heating system to radiators, double glazed windows and a medium sized rear garden. The property has a tenancy in place to 4 students until 13th August 2026 at a rent of £2,250pcm. Energy Performance Rating D.



## Floor Plan



### Features

- Fantastic Student Let Property
- Quiet Cul-De-Sac
- 4- Bedrooms
- Walking Distance to Royal Holloway College
- Close to Amenities
- Let out at £2,250pcm



