25 Englehurst, Englefield Green, TW20 0EE

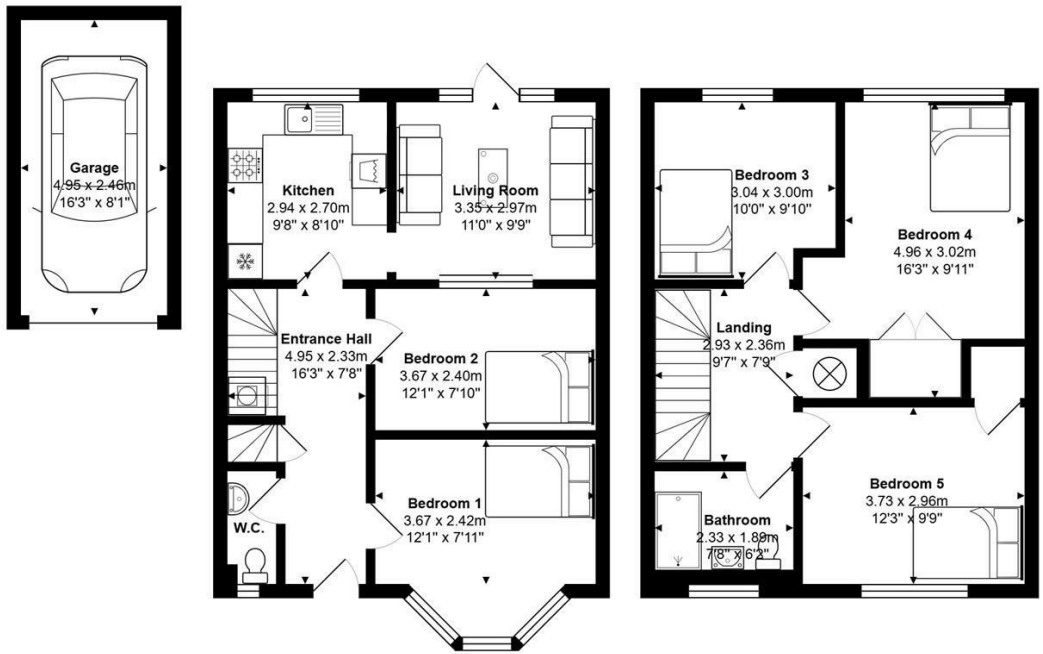
£525,000

25 Englehurst, Englefield Green, TW20 0EE

INVESTMENT BUYERS ONLY. This 5 double bedroom property is located in a quiet and well regarded residential area, just a short walk of the main entrance to Royal Holloway University, so is always one of the first properties to let out. The local shops are just across the road and the village green and local pubs are all within a short walk.

It is currently let out to students and a new tenancy is in place up to 30th June 2027 at a rent of £3,300pcm (not including the garage), GIVING A GROSS YIELD OF 7.54%! (Our reduced Let Only fee of 5%+VAT fee will need to be deducted from the rent). The students love this property as it is one of the rare ones that has 5 Double bedrooms, a downstairs w.c. upstairs shower room and a communal living room with access onto the secluded rear garden. There is a good size modern kitchen with fitted appliances, double glazed windows and a gas central heating system to radiators. This property is also somewhat future-proofed with an EPC Rating of 'C'.

Floor Plan



Total Area: 101.7 m² ... 1095 ft² (excluding garage)

Features

- Great Investment Property
- New Tenancy at £3,300 to 30/06/2027
- Upstairs Shower Room
- Fitted Kitchen with Appliances
- Garage in Block
- Let Out To 5 Students
- Double Glazed & Gas C.H.
- Downstairs Cloakroom
- 5 Double Bedrooms
- All Furniture Included

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Tenure - Freehold Council Tax Band - E

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