



**ASPEN**  
SALES & LETTINGS

4 Linden Court, Egham, TW20 0TG

£399,950

# 4 Linden Court, Egham, TW20 0TG

## Investment Buyers!

Located on the popular Forest Estate in Englefield Green, this four-bedroom semi-detached house offers an excellent investment opportunity. Tucked away in a quiet position, the property is within approximately a 12–15 minute walk of Royal Holloway University and village amenities.

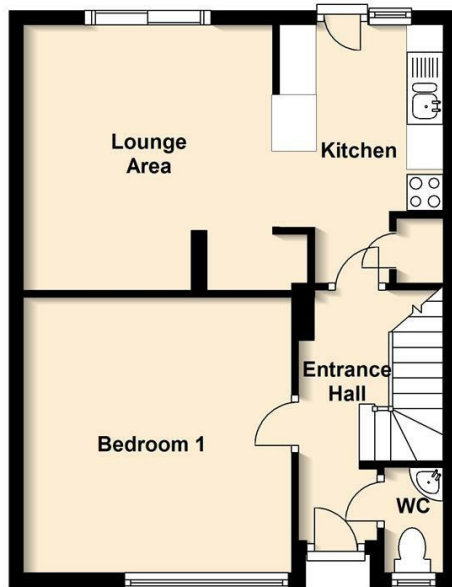
The property is currently let at £2,100 per calendar month, with a scheduled increase to £2,150 in July providing an immediate and reliable rental income. EPC Rating: C.



# Floor Plan

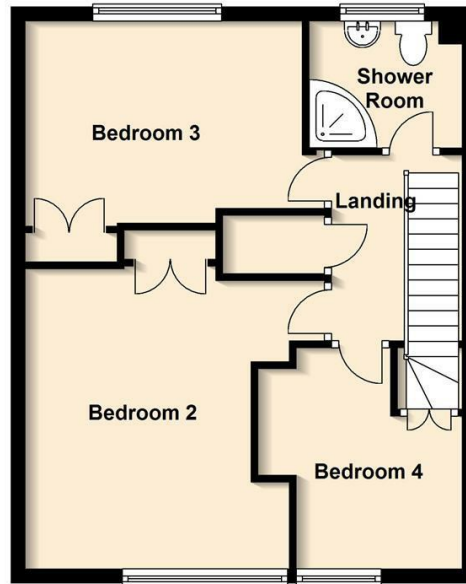
## Ground Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



## First Floor

Approx. 45.1 sq. metres (485.5 sq. feet)



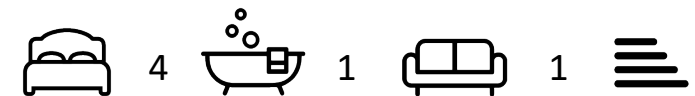
Total area: approx. 88.0 sq. metres (947.2 sq. feet)



## Features

- Investment Buyers
- 4-Bedrooms
- Close to Village Shops, Restaurants & Pubs
- Upstairs Bathroom & Downstairs Cloakroom
- Quiet Cul-del-Sac Location
- 12-15 Minutes Walk to Royal Holloway College
- Communal Area
- Council Tax Band: D / EPC Rating: TBC

10 St Judes Road, Englefield Green, Surrey TW20 0BY  
 Tel 01784 433696  
 sales@aspenestateagents.co.uk



Tenure - Freehold Council Tax Band - D

