



92 Beechtree Avenue, Englefield Green, TW20 0SR

Investment Buyers!

A fantastic opportunity to acquire this 1,206 Square Foot extended five-bedroom investment property, ideally positioned in a quiet residential road within the heart of Englefield Green. Generating an attractive rental income of £2,625 per calendar month, this substantial property offers an excellent ready-made investment with current tenants in place and with strong demand from the local student and professional rental market.

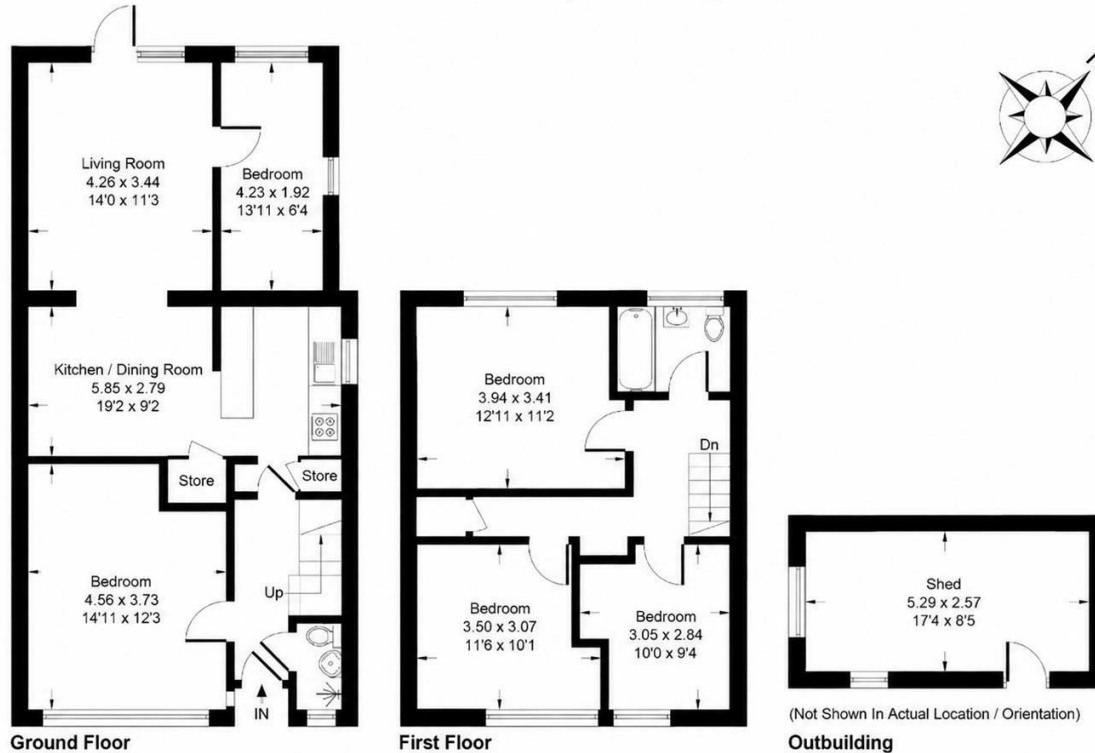
This modernised semi-detached property, offered with flexible and spacious living accommodation, comprises five well-proportioned bedrooms, a family bathroom upstairs, an additional shower room downstairs, and spacious communal living areas including an excellent lounge and a dining room off the kitchen. The property has been well-maintained by the current owner/landlord, including a combination boiler fitted earlier this year.

Conveniently located within walking distance of Royal Holloway University, local shops, restaurants and everyday amenities, the property also enjoys easy access to the beautiful Windsor Great Park. This is an ideal investment opportunity offering both immediate income and long-term growth potential in a sought-after location. EPC Rating: C.



Floor Plan

Approximate Gross Internal Area = 112.05 sq m / 1206 sq ft
 Outbuilding = 13.78 sq m / 148 sq ft
 Total = 125.83 sq m / 1354 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.



Features

- Excellent 5 Bed 'Buy To Let' Investment
- Extended on Ground Floor
- Kitchen/Dining Room
- Upstairs Bathroom
- Double Glazed
- Currently let at £2,625pcm
- Communal Living Room
- Downstairs Shower Room
- Good Size Garden
- 2026 Fitted Combi Boiler

