



9 Greenways, Egham, TW20 9PA

£530,000



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This superb 'Investment property' is let until 22nd July 2026 with the new tenants moving in the summer this year paying a rent of £3,500pcm; that's a brilliant yield of 8%!! A lot of large expenditure took place in 2024, with a new boiler and new roof fitted, with a 10 year guarantee!

The property has 5 double bedrooms, so is always very popular with the student market, particularly as it is only a 7-8 minute walk to either the front or rear of the university. The property also has a garage and drive for additional storage. Egham's high street shops, pubs and restaurants are also within a 7-8 minute walk, with the mainline train station just a little further.

And, what a view! There is a balcony overlooking the near 100ft southerly aspect rear garden and Egham and St Anne's Hill beyond. EPC Rating: C.



## Floor Plan



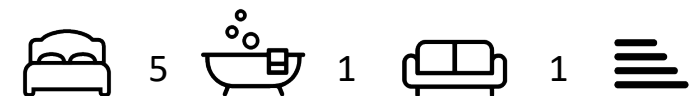
Total Area: 113.5 m<sup>2</sup> ... 1221 ft<sup>2</sup> (excluding garage)



## Features

- Superb Investment - 8% Yield
- 5 Double Bedrooms
- Kitchen with Appliances
- New Roof & Boiler
- 100ft Southerly Garden
- Let Until August 2026
- Living Room onto Patio
- Bathroom & Downstairs W.C.
- Garage & Drive
- 6-7 minute walk to University

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Tenure - Freehold Council Tax Band -



