



11 Rusham Road, Egham, TW20 9LS

*** INVESTMENT BUYERS ONLY ***

This superb 'Investment property' is let year after year and had tenants in place to July 2026 paying a rent of £2,625pcm; that's a brilliant gross yield!!!

This homely property benefits from 5 double bedrooms and is always very popular with the student market particularly as it is only a short walk to Royal Holloway University and the Town Centre.

The property also has a new kitchen with brand new gas boiler. The breakfast area is open to a lovely living room which leads to the garden. There are two bath/shower rooms, gas central heating to radiators, private garden, double glazing, driveway parking and a garage.

Egham's high street shops, pubs and restaurants are also within walking distance, with the mainline train station just a stone throw away. EPC Rating: D.



Floor Plan

Approximate Gross Internal Area = 111.84 sq m / 1204 sq ft



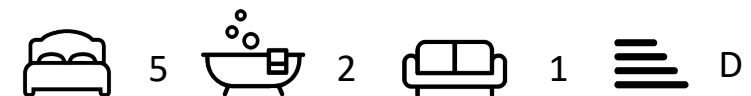
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Features

- Five Bedrooms
- Let Until July 2026
- Gas Central Heating
- Garage
- Superb Investment - 7% Yield
- Investment Buyers Only
- Driveway Parking
- Close to Royal Holloway

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Tenure - Freehold Council Tax Band - E

