



11 Cherrywood Avenue, Egham, TW20 0TE

£425,000

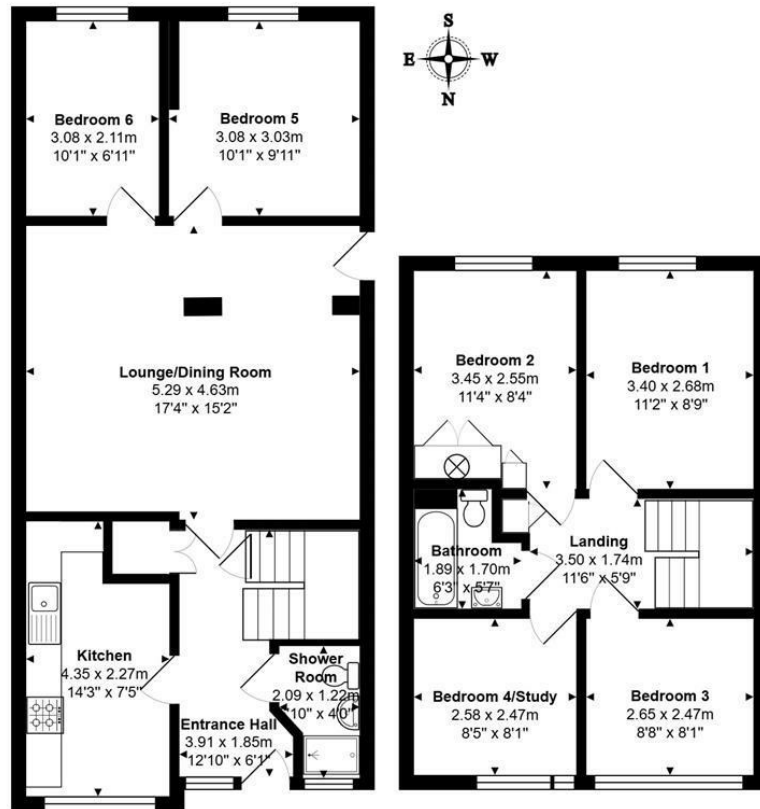


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**INVESTMENT BUYERS ONLY.** This 4 bedroom end of terrace house benefits from a southerly facing rear garden backing onto fields. The property is currently let out to a group of 4 students at £2,200pcm, however with a little work the property could easily be re-configured into either a 5 or 6 bedroom student let property increasing the rental income and yield substantially, probably to in the region of £3,000-£3,600pcm. There are currently two double bedrooms on the ground floor with a large living room, separate kitchen and a downstairs shower room, whilst upstairs is an additional bath/shower room, two further double bedrooms and an additional two rooms that can be used as a study and dressing room, or knocked through to provide a further double bedroom. Energy Rating D.



## Floor Plan



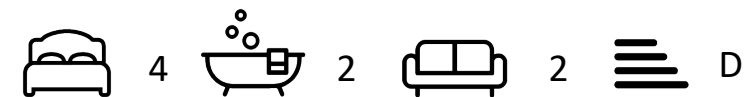
Total Area: 107.1 m<sup>2</sup> ... 1153 ft<sup>2</sup>



## Features

- Student Rental Investment
- 10 Minute Walk to University
- Large Communal Lounge
- Double Glazing
- For Higher Yield
- Quiet Location
- 2 Bath/Shower rooms
- Good Size Kitchen
- Great Potential

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Tenure - Freehold Council Tax Band - D



