

NEVIN & WELLS

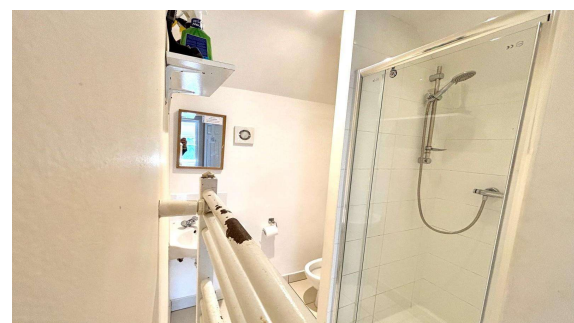
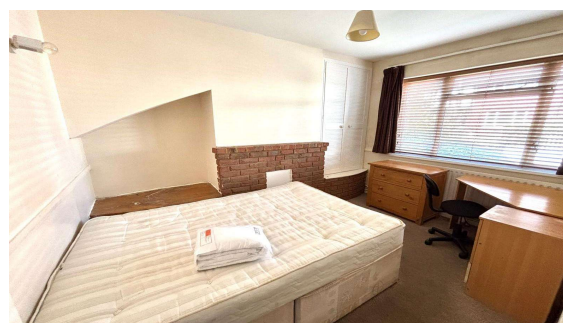
Residential

Established 2002



Magna Road, Englefield Green, TW20 0PN

£450,000 F/H



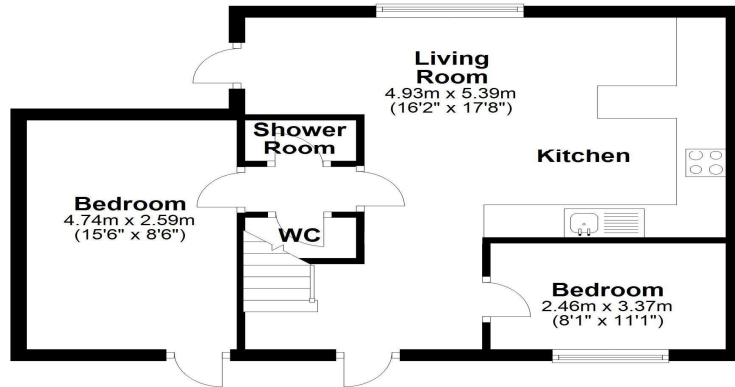
Currently let as a five bedroom student rental with two bathrooms. Parking and having a double storey extension plus study room. achieving £3,125pcm which is yield of 8.3% for the academic year of 2025/2026 . Can also be sold to a family as a four bedroom home with an additional annexe, making five bedrooms.

Magna Road, Englefield Green, Surrey, TW20 0PN

FLOOR PLAN

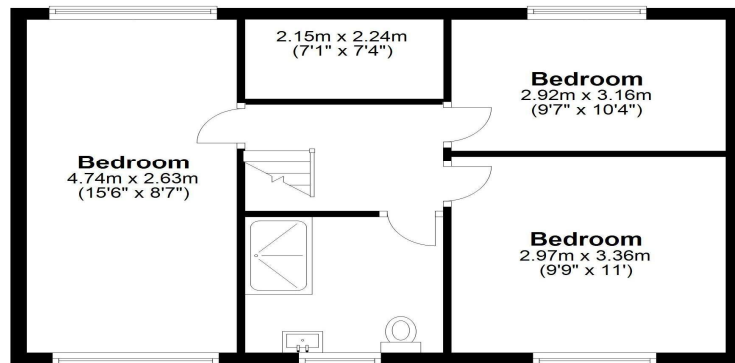
Ground Floor

Approx. 45.6 sq. metres (491.3 sq. feet)



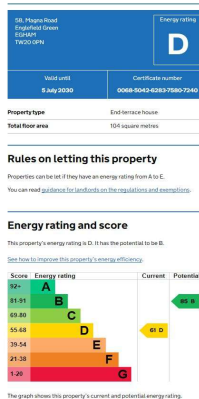
First Floor

Approx. 50.5 sq. metres (543.5 sq. feet)



Total area: approx. 96.1 sq. metres (1034.8 sq. feet)

EPC



COUNCIL TAX BAND:

D - Runnymede Borough Council

VIEWINGS:

**By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
visit www.nevinandwells.co.uk**



All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.