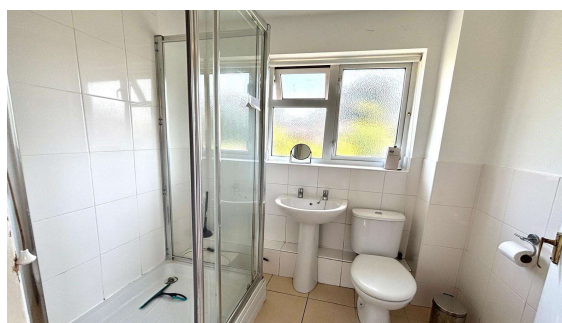
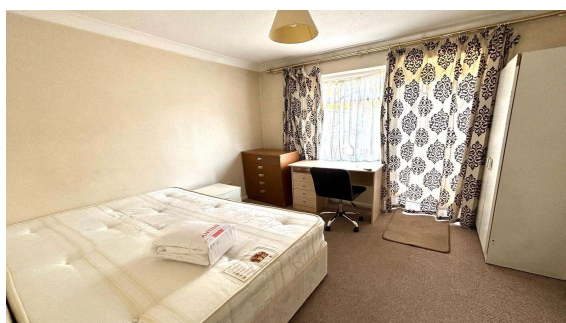
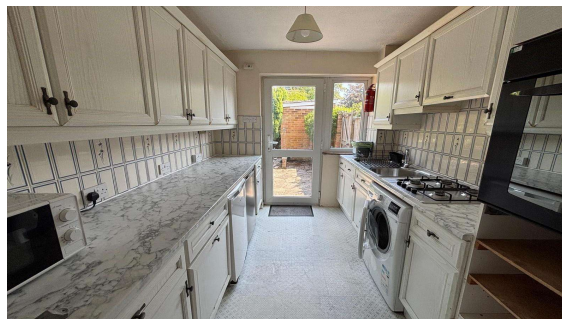
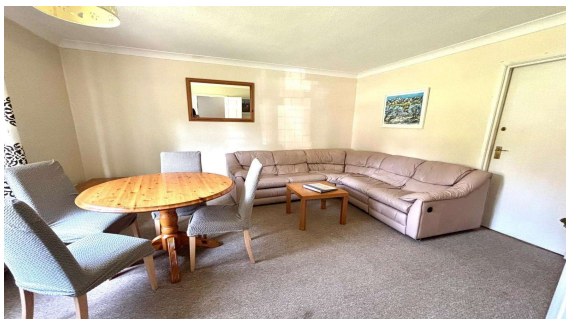


**Cherrywood Avenue, Surrey, TW20 0TF**

**£415,000 F/H**



### **INVESTMENT BUYERS ONLY!**

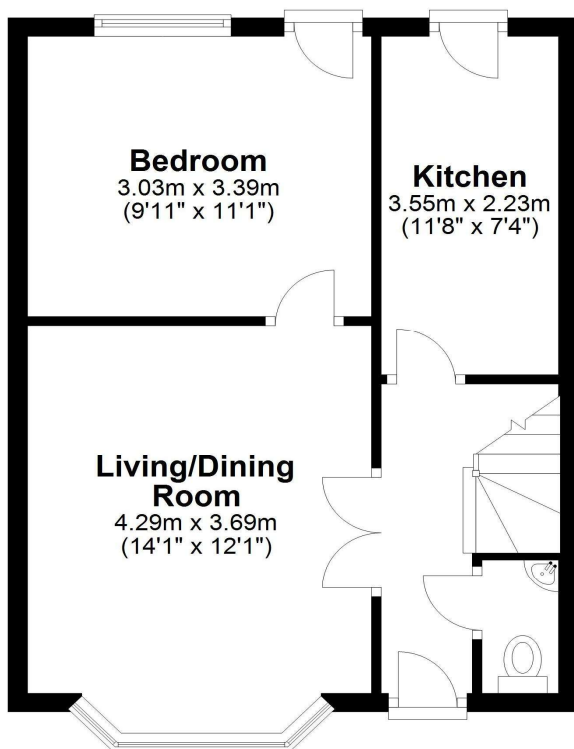
Currently let as a five bedroom student rental with bathroom and cloakroom. Currently let for £2,700pcm achieving a minimum yield of 7.8% for the academic year of 2025/2026 from 9 August 2025. Being sold as one of a portfolio of five, at an asking price of £2,225,000 for those wishing to buy the whole portfolio, which all have tenants.

**Cherrywood Avenue, Englefield Green, Surrey, TW20 0TF**

**FLOOR PLAN**

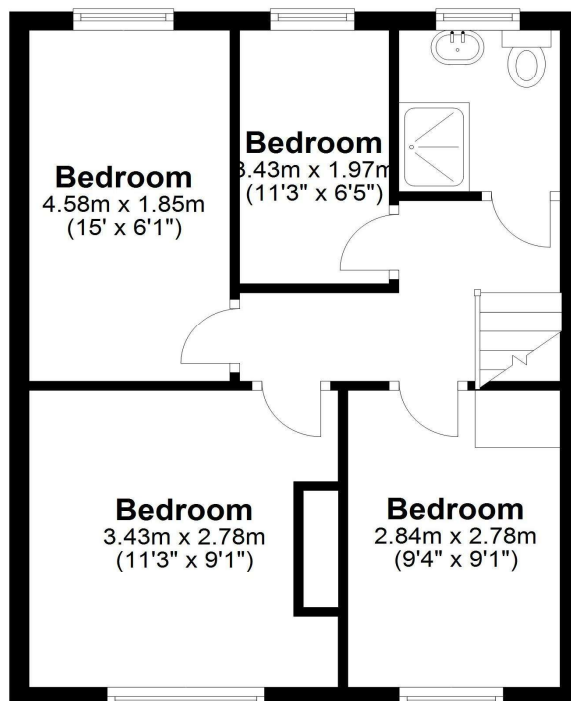
**Ground Floor**

Approx. 38.9 sq. metres (419.1 sq. feet)



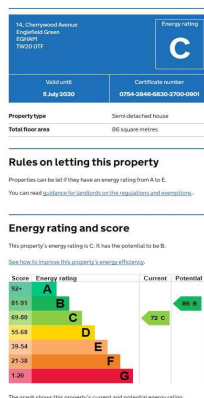
**First Floor**

Approx. 38.6 sq. metres (415.3 sq. feet)



Total area: approx. 77.5 sq. metres (834.4 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](http://www.nevinandwells.co.uk)**



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