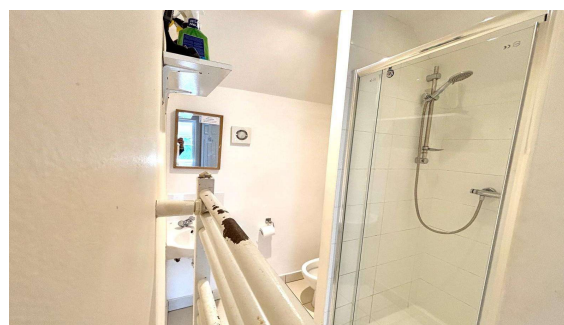
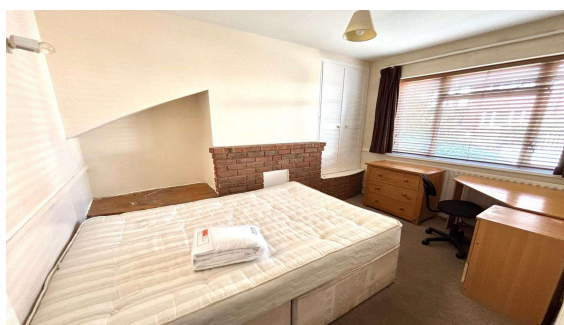




**Magna Road, Englefield Green, TW20 0TF**

**£480,000 F/H**



## **INVESTMENT BUYERS ONLY!**

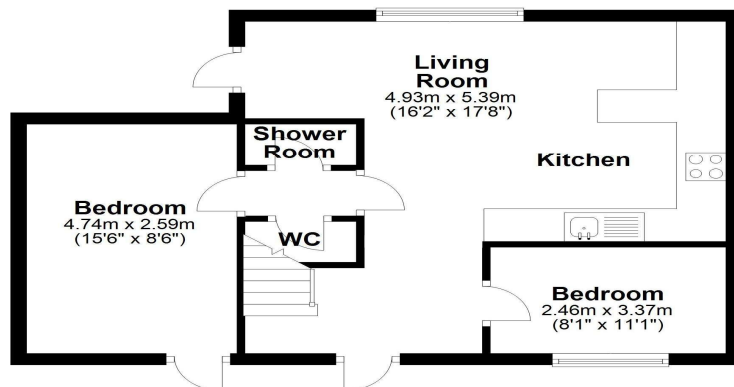
Currently as a five bedroom student rental with two bathrooms. Parking and having a double storey extension plus study room. Currently let for £3,125pcm achieving a minimum yield of 7.8% for the academic year of 2025/2026 from 9 August 2025. Being sold as one of a portfolio of five, at an asking price of £2,225,000 for those wishing to buy the whole portfolio, which all have tenants.

# Magna Road, Englefield Green, Surrey, TW20 0PN

## FLOOR PLAN

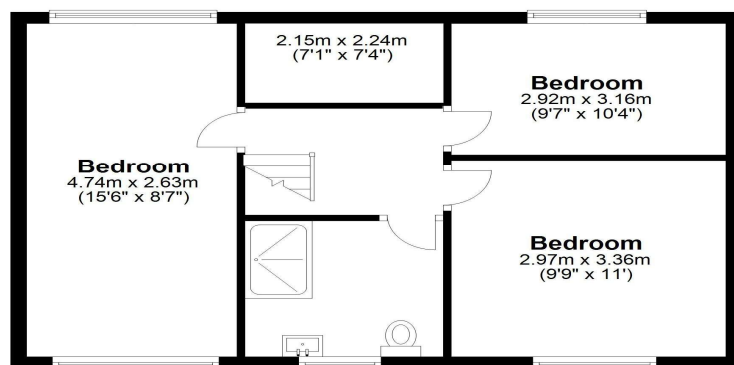
### **Ground Floor**

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



### **First Floor**

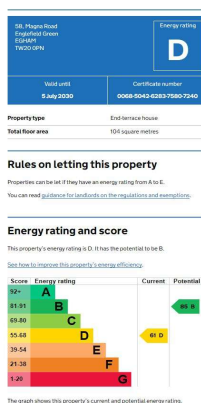
Approx. 50.5 sq. metres (543.5 sq. feet)



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

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

## 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)

