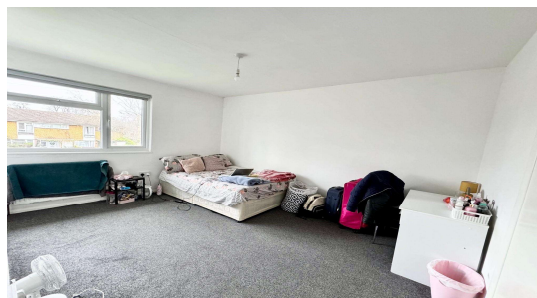
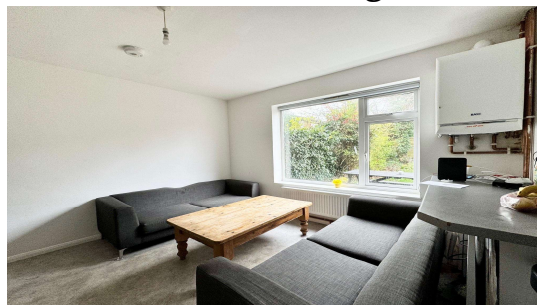




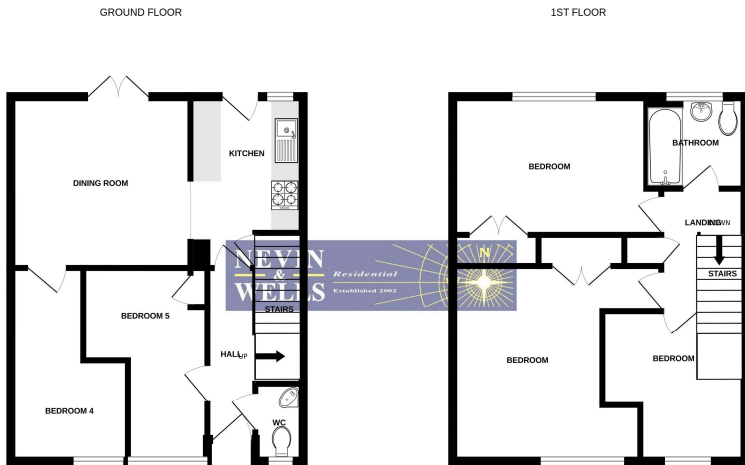
Elmbank Avenue, Englefield Green, TW20 0TJ £440,000 F/H



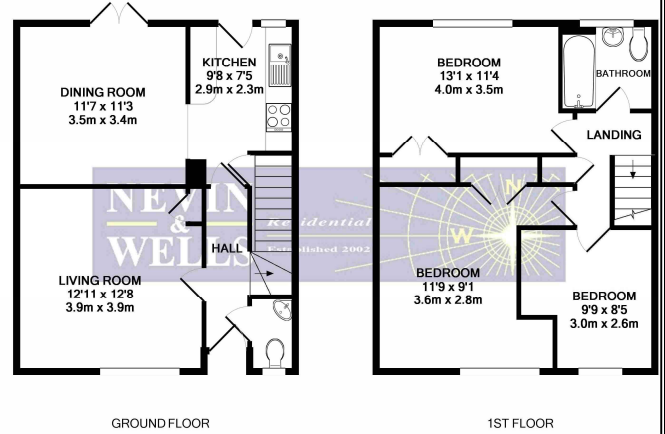
Originally built as a three bedroom end of terrace now offering a five bedroom student rental with an expected annual income of approximately £28,000, this property can be purchased as an excellent investment, or a spacious family home. Situated on the popular 'Forest Estate' the property offers downstairs W.C, fully fitted kitchen, first floor bathroom, gas central heating , new wiring throughout, new plumbing and boiler and an approximately 45ft private rear garden. Off street parking in lay-by. Local shops and Royal Holloway University of London are within walking distance. **NO ONWARD CHAIN**

Elmbank Avenue, Englefield Green, TW20 0TJ

FLOOR PLAN



FAMILY LAYOUT



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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STUDENT LAYOUT

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

EPC

62 Elmbank Avenue Englefield Green EGHAM TW20 0TJ	Energy rating D
Valid until 22 March 2032	Certificate number 6232-4727-7100-0427-4226

Property type	Semi-detached house
Total floor area	83 square metres

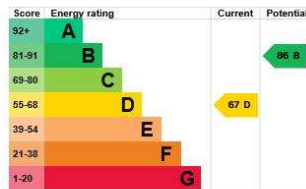
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

COUNCIL TAX BAND: D - Runnymede Borough Council



@NEVIN_AND_WELLS