



Room 5

Westland Rd | | Watford | WD17 1QS

£800 Per Month



**LEAFY
ESTATES**

Key features

- Extra Large Ensuite Double Room in Watford WD17 All Bills Included
- 3 minutes walk to Watford Junction Station
- Furnished High Standard



Description

A well-presented professional house share offering six spacious double ensuite rooms, ideally located on Grovesnor Road in central Watford. This property is perfectly suited to working professionals seeking modern accommodation with convenient access to transport links and local amenities.

THE ROOMS

Each room has been designed to provide comfort, privacy and functionality:

- King-size bed with 1000 pocket-sprung mattress
- Private ensuite bathroom
- Smart TV (40+ inch)
- Superfast broadband (approximately 400 Mbps)
- Wardrobe and ample storage space
- Digital safe available on request
- Constant hot water and heating

KITCHEN AND COMMUNAL AREAS

- Large fully equipped shared kitchen
- Additional second kitchen
- Modern fitted appliances
- Fortnightly cleaning of communal areas included

ALL BILLS INCLUDED

The rental price includes:

- Council tax
- Electricity
- Gas
- Water
- Broadband
- TV licence

LOCATION AND TRANSPORT

The property is situated in a highly convenient location for commuters:

- 5 minutes walk to Grovesnor Road

Directions

Energy rating and score

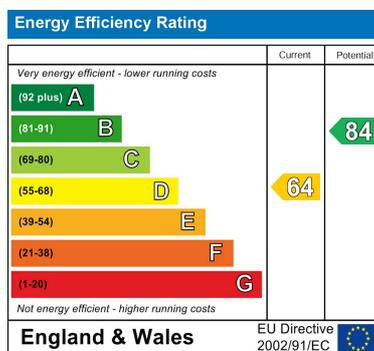
This property's energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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





Council Tax Band E EPC Rating D



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