

# Room 4

Cassiobridge Road | | Watford | WD18 7QL

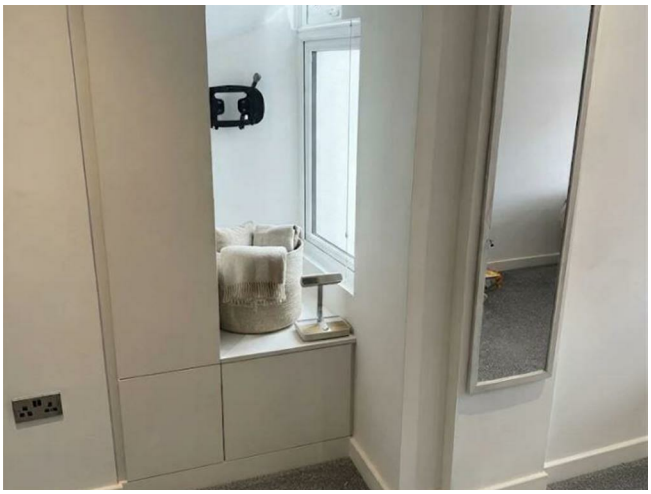
£845 Per Month

LEAFY ESTATES

## Key features

- Double En-Suite Room To Rent– Watford Wd18 | Cassiobridge Road | All Bills Included
- Watford High Street Station – 12–15 mins walk
- Furnished High Standard







## Description

A bright and modern double en-suite room to rent in Watford WD18, located in a well-maintained professional house share. This property is ideal for working professionals seeking comfortable, high-quality accommodation in a convenient Watford location close to transport links, shops, and local amenities.

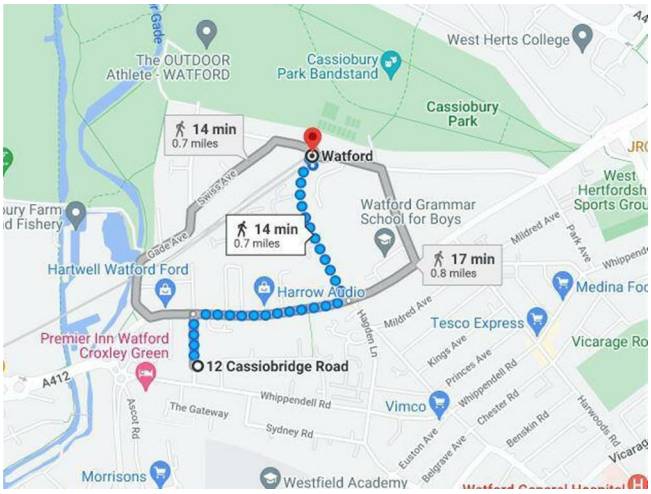
ROOM DETAILS
* Furnished double bedroom
* Private en-suite bathroom
* Wardrobe and storage space
* Large shared kitchen
* Additional second shared kitchen
* Super-fast broadband (approximately 400 Mbps)
* Constant hot water

ALL BILLS INCLUDED
* Council Tax
* Gas
* Electricity
* Water
* Broadband

LOCATION AND TRANSPORT LINKS
* Watford General Hospital – approximately 20 minutes' walk
* Watford High Street Station – approximately 12 to 15 minutes' walk
* Local shops – approximately 5 minutes' walk
* Supermarkets – approximately 10 minutes' walk
* Easy access to Watford town centre and surrounding areas
* Good transport links to London and neighbouring towns

THE PROPERTY
* Professional house share
* Mixed-gender household
* Occupied by working professionals
* Professionally managed
* Weekly professional cleaning of communal areas

## Directions



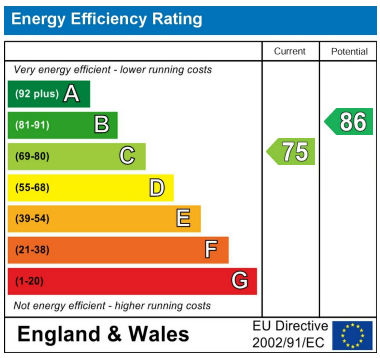


This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor plans




Council Tax Band **C** EPC Rating **C**

LEAFY ESTATES

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