



Room 5

Princess Avenue | | Watford | WD18 7RS

£800 Per Month



**LEAFY
ESTATES**

Key features

- DOUBLE EN-SUITE ROOM | PRINCESS AVENUE | WATFORD WD18 | ALL BILLS INCLUDED
- Watford High Street Station – approximately 12–15 minutes' walk
- Furnished High Standard

Description

A bright, modern, and well-maintained double en-suite room is available in a professional house share on Princess Avenue, Watford WD18. Ideal for working professionals seeking comfortable accommodation with convenient access to Watford town centre, transport links, and local amenities.

ROOM FEATURES

- * Spacious double en-suite bedroom
- * Private en-suite bathroom
- * Wardrobe and storage space
- * Super-fast broadband (approximately 400 Mbps)
- * Constant hot water
- * Access to a large shared kitchen

ALL BILLS INCLUDED

- * Council Tax
- * Gas
- * Electricity
- * Water
- * Broadband

LOCATION – WATFORD WD18

- * Watford General Hospital – approximately 20 minutes' walk
- * Watford High Street Station – approximately 12–15 minutes' walk
- * Local convenience shops – approximately 10 minutes' walk
- * Supermarkets – approximately 15 minutes' walk
- * Easy access to Watford town centre and surrounding areas

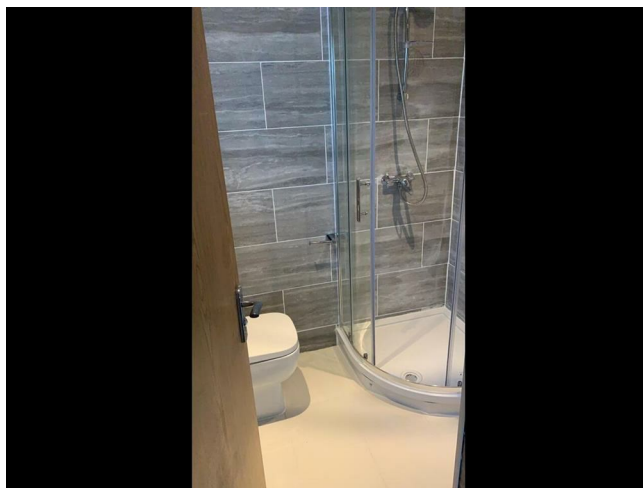
THE PROPERTY

- * Friendly, professional mixed household
- * Well-maintained and quiet house share
- * Weekly communal cleaning included
- * On-street parking available via council permit (subject to availability)

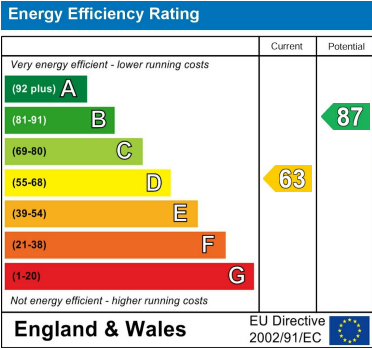
ENERGY & COUNCIL TAX

- * EPC Rating: D
- * Council Tax Band: C

Directions







Council Tax Band C EPC Rating D



68 South Hill Avenue
Harrow
HA2 0NH
02081501988
info@leafyestates.co.uk
leafyestates.co.uk