



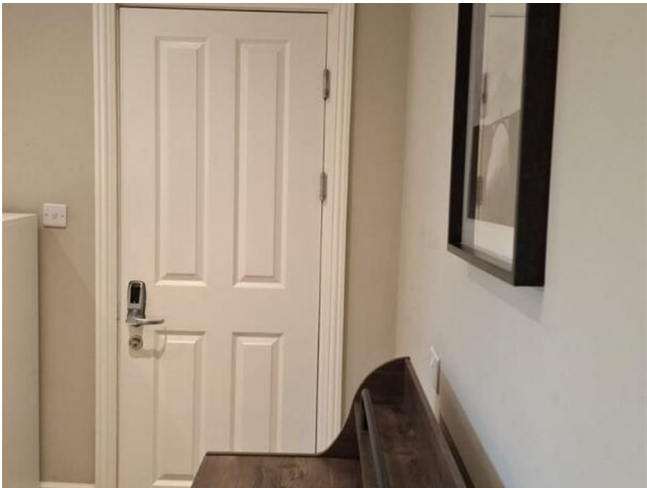
Room 7

Westland Rd | | Watford | WD17 1QS

£900 Per Month

Key features

- Private ensuite bathroom
- Close to Watford Junction - 3 Minutes Walk
- Fortnightly cleaner included
- Well-maintained shared accommodation



Description

Furnished Ensuite Double Room Near Watford Junction

A well-presented furnished double room with a private ensuite bathroom, ideally located for professionals looking for convenient accommodation close to Watford Junction. The property offers comfortable living in a practical location, with easy access to local shops, restaurants, cafés and everyday amenities.

Watford Junction is within easy reach, making this an excellent choice for commuters. From Watford Junction, direct trains to London Euston can take around 16–21 minutes on the fastest services, providing convenient access to Central London. The station also offers regular services towards other destinations, making the location particularly attractive for those who commute by rail.

The surrounding area provides a good selection of local amenities, including shops, supermarkets, restaurants and other services, helping to make day-to-day living convenient. Watford town centre is also within walking distance of Watford Junction, with the town centre generally around a 15-minute walk from the station.

The room itself is furnished and benefits from a private ensuite bathroom, providing a comfortable degree of privacy and convenience. The property is also professionally maintained, with cleaning carried out on a fortnightly basis to help keep the shared areas clean and presentable.

This is an ideal opportunity for a professional tenant seeking a furnished ensuite room in a well-connected Watford location. With Watford Junction nearby, convenient access to local amenities and fast rail connections into London, the property offers an excellent balance of comfort, convenience and accessibility.

Directions

Property type	mid-terrace house
Total floor area	177 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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

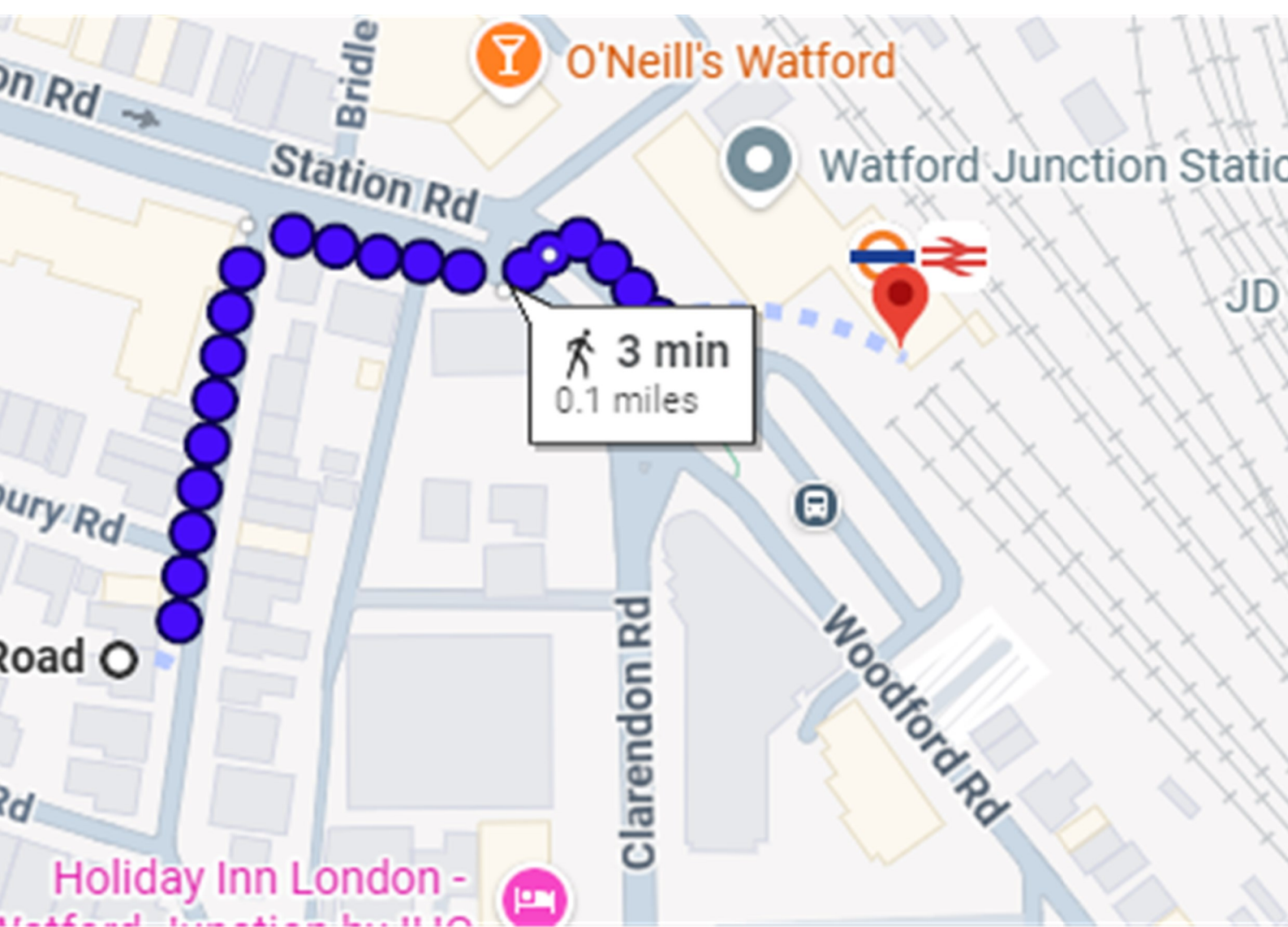
The graph shows this property's current and potential energy rating.

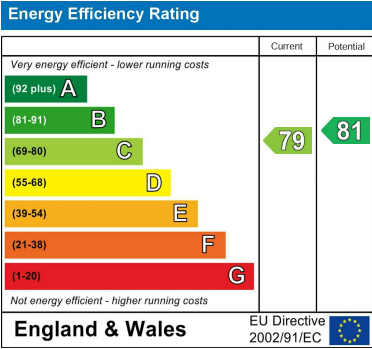
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60







Council Tax Band E EPC Rating C



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