



## Room 2

Grosvenor Rd | | Watford | WD17 2QS

**£799 Per Month**



**LEAFY  
ESTATES**

## Key features

- Spacious Double Room in Watford WD17
- Amazing Central Location
- Modern House
- Furnished To A High Standard



## Description

### DOUBLE ROOM TO RENT – WATFORD WD17

A bright and spacious modern double room is available in a well-maintained property in Watford WD17, just a few minutes' walk from Watford Junction Station.

#### ROOM FEATURES

- 1000 pocket-sprung king size bed
- Large shared kitchen plus a second smaller kitchen
- Smart 40+ inch TV in every room
- Super-speed broadband (400mbps package)
- Constant hot water
- Wardrobe and storage spaces
- Digital safe (available on request)
- 1 bathroom shared between 2 people

#### ALL BILLS INCLUDED

- Council Tax
- Electricity
- Gas
- Water
- Broadband
- TV Licence

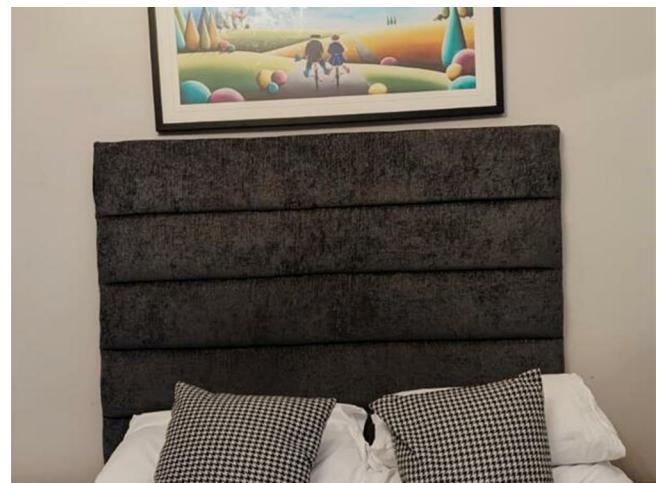
#### LOCATION – WATFORD

- Grovesnor Road – approx. 1 minute walk
- Watford Junction Station – approx. 10 minutes walk
- Intu Shopping Centre – approx. 5 minutes walk
- Nearest local shop – approx. 2 minutes walk
- Nearest supermarket – approx. 10 minutes walk

#### PROPERTY DETAILS

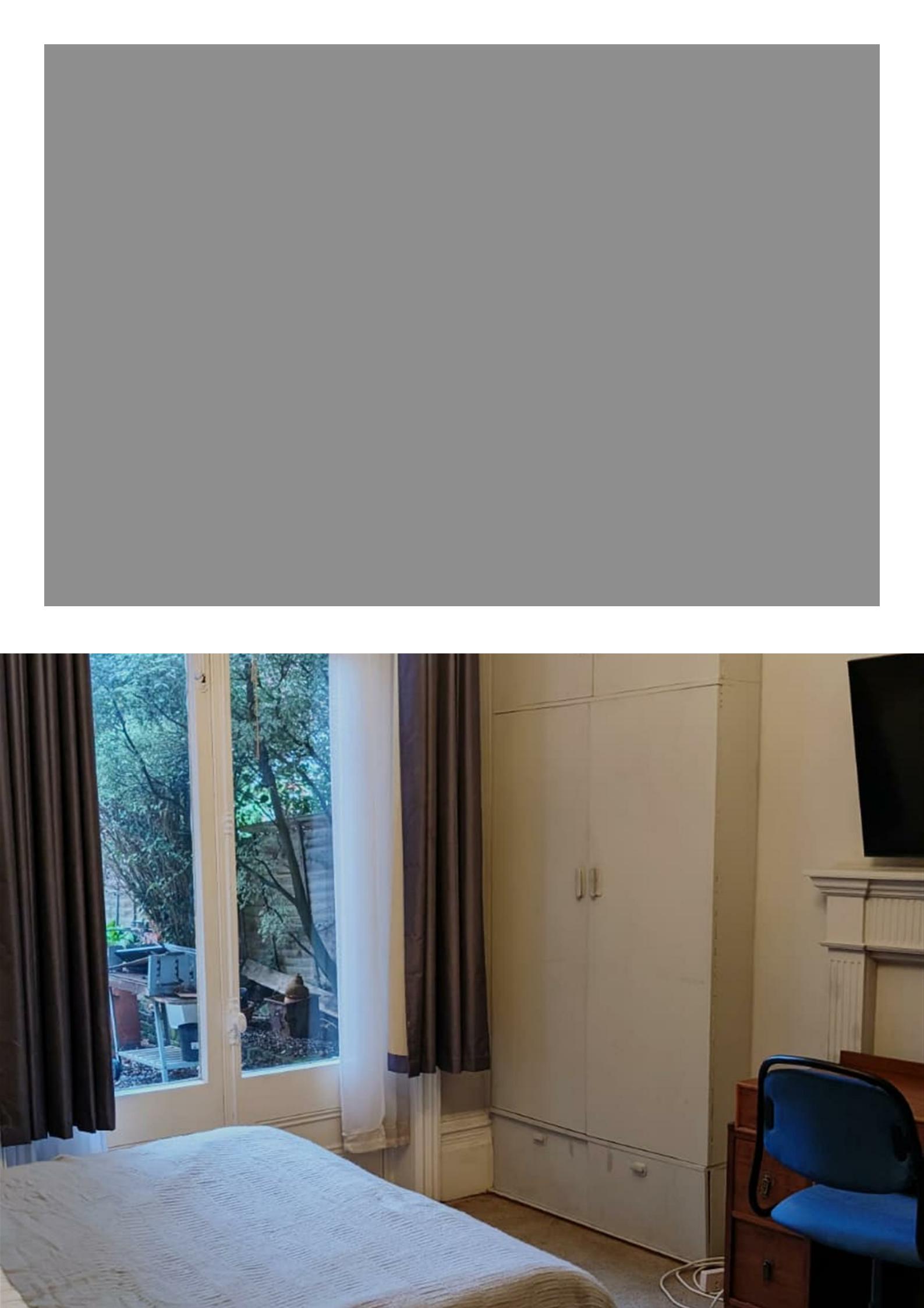
The property has digital code locks on all doors and modern kitchen appliances. There is a rear garden. Laundry facilities (washing machine and dryer) are on-site and pay-per-use. Ironing equipment is provided for tenants.

All tenants in the property are a mix of genders and all working professionals. The

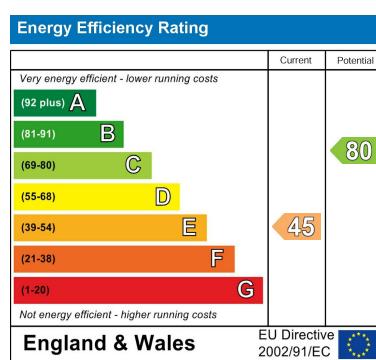


## Directions





## Floor plans



Council Tax Band E    EPC Rating E



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