



Room 3

Grosvenor Rd | | Watford | WD17 2QT

£950



**LEAFY
ESTATES**

Key features

- Modern Double Ensuite Room in Watford WD17 All Bills Included
- Approximately 10 minutes walk to Watford Junction Station
- Furnished High Standard

Description

A well-presented professional house share offering six spacious double ensuite rooms, located on Grovesnor Road in central Watford. Ideal for working professionals seeking high-quality accommodation with excellent transport links and convenient access to local amenities.

THE ROOMS

Each room is 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 reliable heating

KITCHEN AND COMMUNAL AREAS

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

ALL BILLS INCLUDED

The rent includes:

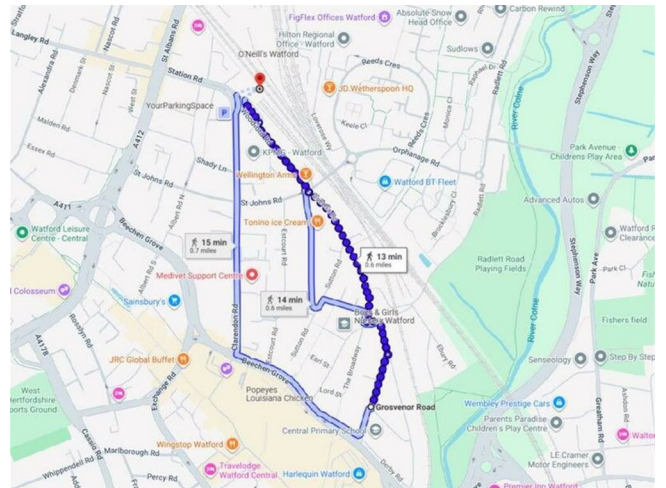
- Council tax
- Electricity
- Gas
- Water
- Broadband
- TV licence

LOCATION AND TRANSPORT

The property is well positioned for commuting and daily convenience:

- Approximately 5 minutes walk to Grovesnor Road

Directions

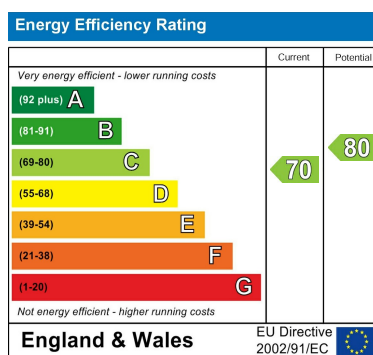


This property's energy rating is C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Council Tax Band D EPC Rating C



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