



## Room 5

Princes Avenue | | Watford | WD18 7RS

£735 Per Month



**LEAFY  
ESTATES**

## Key features

- Double En-Suite Room in Princes Avenue–  
Watford WD18 | All Bills Included
- Furnished High Standard
- Approximately 12–15 minutes' walk to  
Watford High Street Station

## Description

A clean and modern double en-suite room is available in a professionally managed house share, ideal for working professionals seeking comfortable accommodation in a convenient Watford location.

### Room Features

- \* Spacious double en-suite bedroom
- \* Private en-suite bathroom
- \* Wardrobe and storage space
- \* Superfast 400 Mbps broadband
- \* Constant hot water
- \* Large shared kitchen
- \* Minimum tenancy: 2 months

### All Bills Included

### The rent includes:

- \* Council Tax
- \* Gas
- \* Electricity
- \* Water
- \* Superfast broadband

### Excellent Location

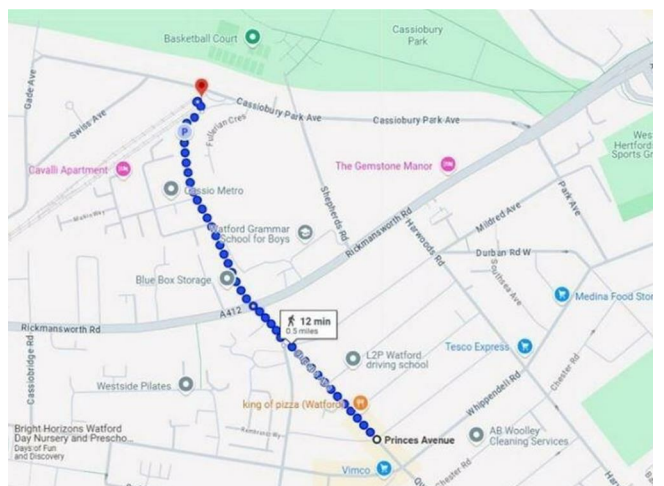
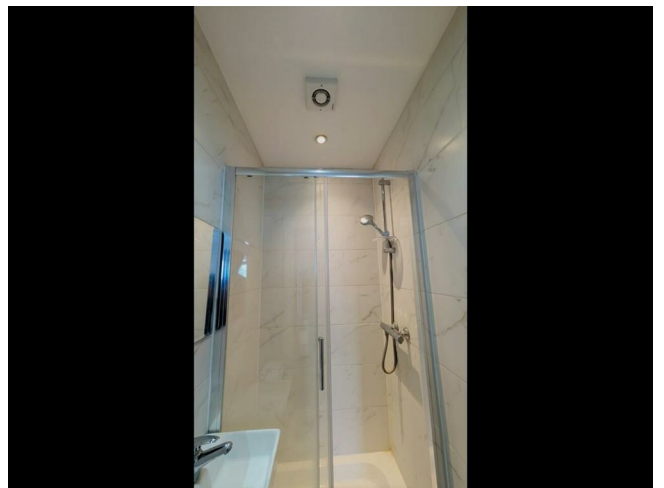
- \* Approximately 20 minutes' walk to Watford General Hospital
- \* Approximately 12–15 minutes' walk to Watford High Street Station
- \* Approximately 10 minutes' walk to local shops
- \* Approximately 15 minutes' walk to supermarkets
- \* Excellent transport links with easy access to Watford town centre

### The Property

- \* Professionally managed house share
- \* Friendly mixed-gender household of working professionals
- \* Weekly professional cleaning of communal areas included
- \* On-street parking permits available through the local council, subject to availability

### Additional Information

## Directions

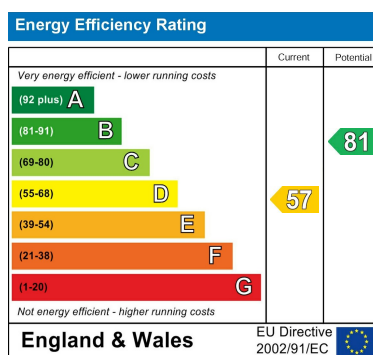




This property's energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax Band C    EPC Rating D



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