



## Room 2

Grosvenor Rd | | Watford | WD17 2QT

£875 Per Month



**LEAFY  
ESTATES**

## Key features

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

## Description

A modern and well-maintained professional house share comprising six spacious double ensuite rooms, situated on Grovesnor Road in the heart of Watford. This property is ideally suited to working professionals seeking comfortable accommodation with excellent transport connections and nearby amenities.

### THE ROOMS

Each room is finished to a high standard and designed for comfortable living:

- King-size bed with 1000 pocket-sprung mattress
- Private ensuite shower room
- Smart TV (40+ inch)
- High-speed broadband (approximately 400 Mbps)
- Built-in wardrobe and storage space
- Digital safe available upon request
- Consistent hot water and central heating

### KITCHEN AND COMMUNAL AREAS

- Spacious fully fitted shared kitchen
- Additional secondary kitchen
- Modern appliances throughout
- Regular cleaning of communal areas included

### ALL BILLS INCLUDED

The monthly rent covers:

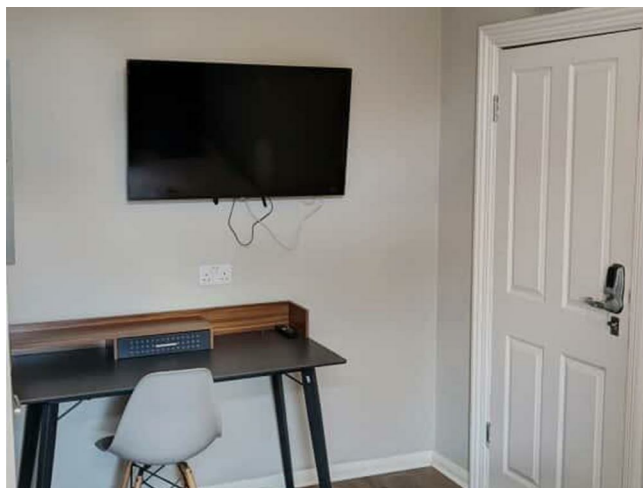
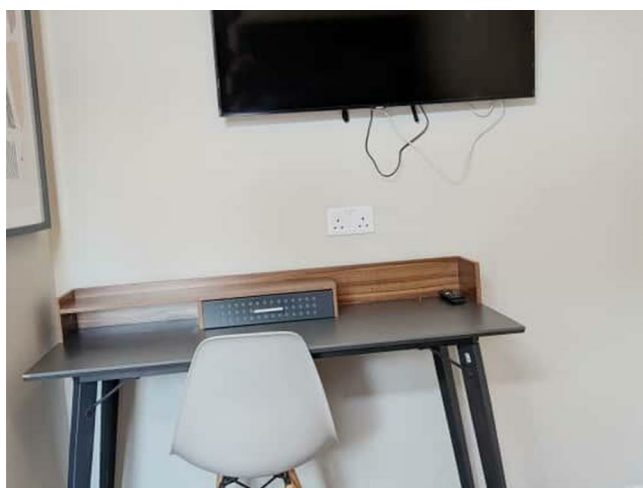
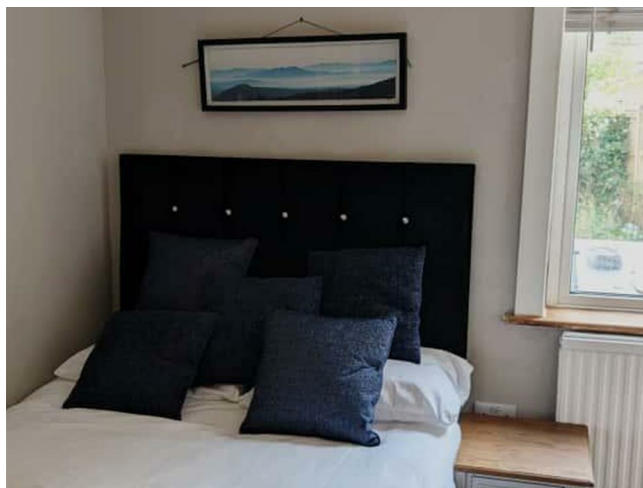
- Council tax
- Electricity
- Gas
- Water
- Broadband
- TV licence

### LOCATION AND TRANSPORT

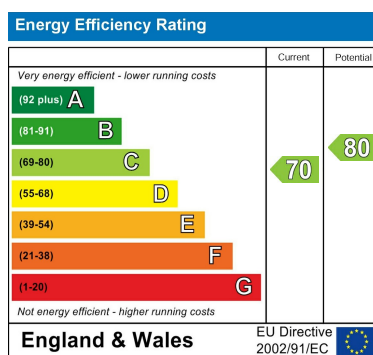
Positioned in a central and well-connected part of Watford:

- Approximately 5 minutes walk to Grovesnor Road

## Directions







Council Tax Band D    EPC Rating C



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