



Room 3

Westland Rd | | Watford | WD17 1QS

£950 Per Month



**LEAFY
ESTATES**

Key features

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

Description

A high-quality professional house share offering seven spacious double ensuite rooms in a prime location on Westland Road, within the heart of Watford. This property is ideally suited to working professionals seeking modern living with excellent transport links and access to local amenities.

THE ROOMS

Each room has been designed to provide comfort, privacy, and functionality:

- King-size bed with 1000 pocket-sprung mattress
- Private ensuite bathroom
- Smart TV (40+ inch)
- Superfast broadband (approx. 400 Mbps)
- Wardrobe and ample storage space
- Digital safe available on request
- Constant hot water and heating

KITCHEN AND COMMUNAL AREAS

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

ALL BILLS INCLUDED

The rental price covers:

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

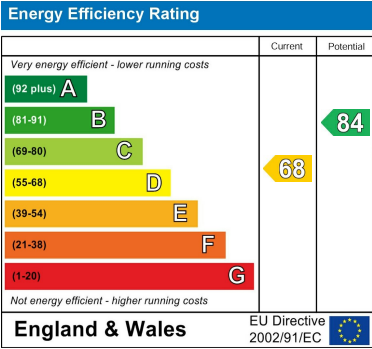
LOCATION AND TRANSPORT

The property is positioned in a highly desirable central Watford location with excellent connectivity:



Directions





Council Tax Band E EPC Rating D



68 South Hill Avenue
Harrow
HA2 0NH
02081501988
info@leafyestates.co.uk
leafyestates.co.uk