



Room 1

Grosvenor Rd | | Watford | WD17 2QT

£900 Per Month



**LEAFY
ESTATES**

Key features

- Modern En-Suite Double Room – Watford WD17 | All Bills Included | Close to Watford Junction
- Approximately 10 minutes' walk to Watford Junction Station
- Furnished High Standard

Description

A modern and well-presented en-suite double room is available in a professionally managed house share on Grosvenor Road, Watford WD17. Ideal for working professionals seeking comfortable, high-quality accommodation with excellent transport links and local amenities nearby.

The Room

Designed for comfortable and private living, the room includes:

- * King-size bed with a 1,000 pocket-sprung mattress
- * 40"+ Smart TV
- * Superfast broadband (approximately 400 Mbps)
- * Wardrobe and ample storage space
- * Digital safe available upon request
- * Constant hot water and reliable central heating

Kitchen & Communal Areas

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

All Bills Included

Your monthly rent includes:

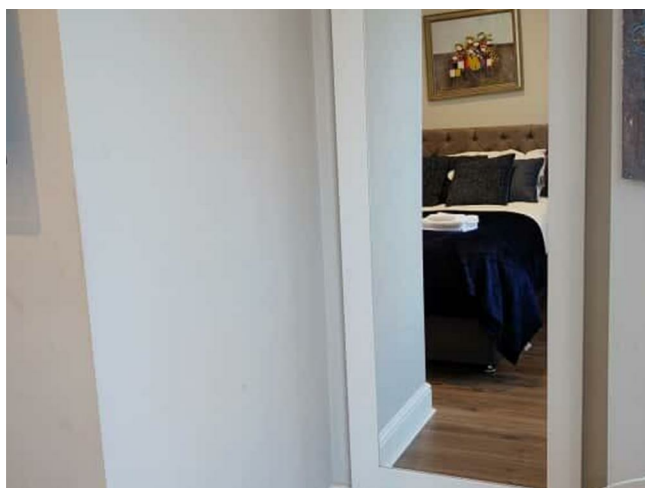
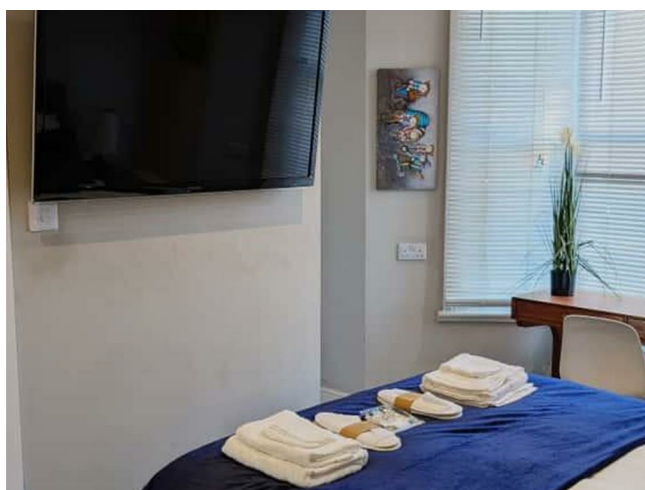
- * Council Tax
- * Electricity
- * Gas
- * Water
- * Superfast broadband
- * TV Licence

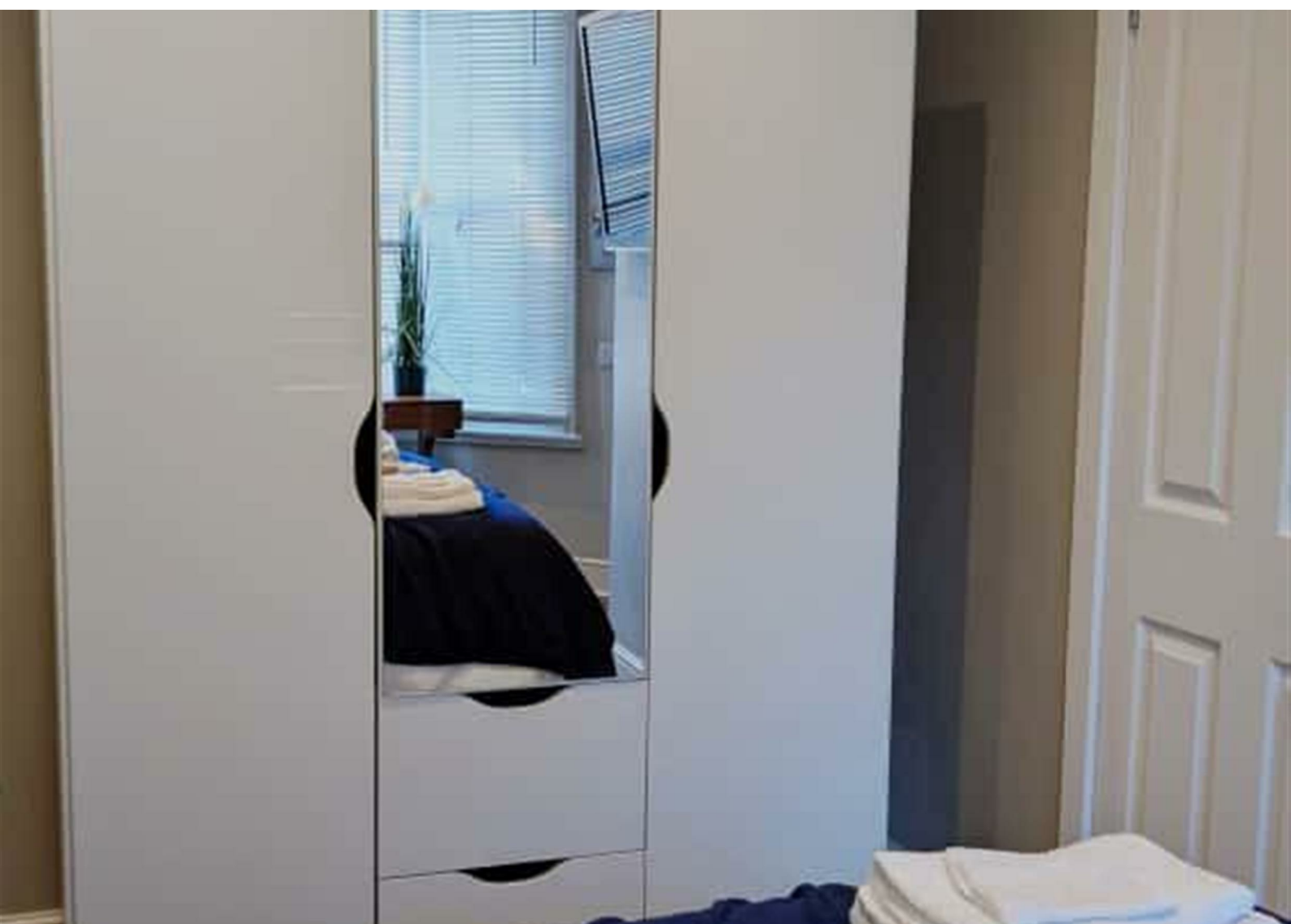
Excellent Location

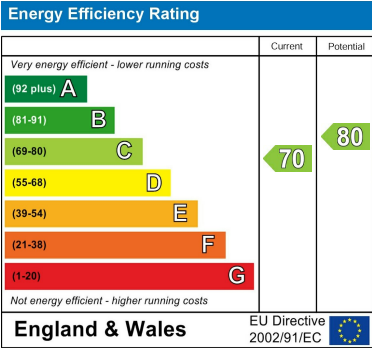
Conveniently located in central Watford:

- * Approximately 10 minutes' walk to Watford Junction Station
- * Approximately 5 minutes' walk to Atria Watford Shopping Centre
- * Approximately 2 minutes' walk to local convenience stores
- * Approximately 10 minutes' walk to major supermarkets
- * Excellent transport links to Central London and surrounding areas

Directions







Council Tax Band D EPC Rating C



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