



## Room 6

Princess Avenue | | Watford | WD18 7RS

£800 Per Month



**LEAFY  
ESTATES**

## Key features

- Double Ensuite Room In Watford WD18 All Bills Included!
- Watford General Hospital – 20 mins walk
- Watford High Street Station – 12–15 mins walk

## Description

DOUBLE ENSUITE ROOM TO RENT IN WATFORD WD18 – ALL BILLS INCLUDED – PRINCESS AVENUE LOCATION

A bright and well-presented double ensuite room available in a professional house share on Princess Avenue, Watford WD18. Ideally suited for working professionals seeking comfortable accommodation with convenient access to transport links, Watford town centre, and local amenities.

### THE ROOM

The room is designed for practical and comfortable living:

- Double bedroom
- Private ensuite bathroom
- Wardrobe and storage space
- Superfast broadband (approximately 400 Mbps)
- Constant hot water and heating
- Access to a large shared kitchen

### ALL BILLS INCLUDED

The rental price includes:

- Council tax
- Gas
- Electricity
- Water
- Broadband

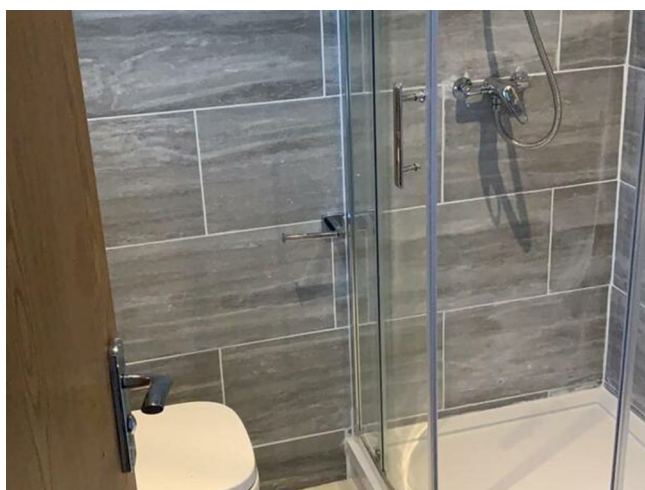
### LOCATION AND TRANSPORT

The property is situated in a well-connected part of Watford:


- Approximately 20 minutes walk to Watford General Hospital
- Approximately 12 to 15 minutes walk to Watford High Street Station
- Around 10 minutes walk to local convenience shops
- Around 15 minutes walk to major supermarkets

This location offers easy access to central Watford and surrounding areas.

## Directions





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band C    EPC Rating



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