



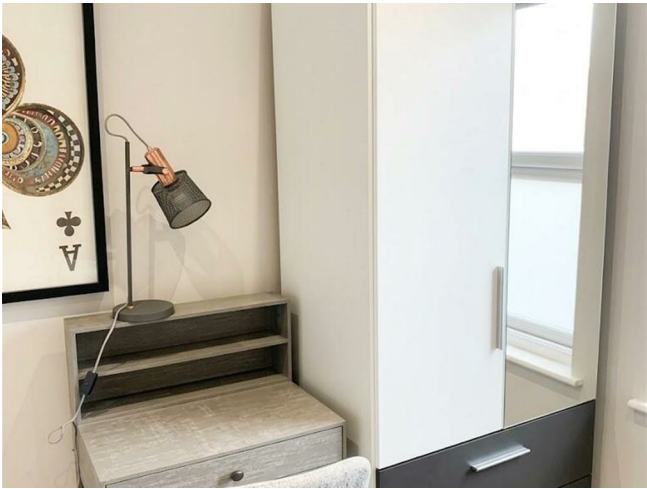
## Room 7

Woodford Rd | | Watford | WD17 1PA

£750 Per Month

Key features

- Spacious furnished double room
- Shared bathroom (not ensuite)
- All bills included
- Superfast 400Mbps broadband
- 1-minute walk to Watford Junction Station
- Optional parking available (£30pcm, subject to availability)



Description

This well-presented double room is ideal for a working professional seeking comfortable accommodation with modern facilities and a convenient location in Watford.

- THE ROOM
- The room has been thoughtfully furnished to provide both comfort and practicality and includes:
- Comfortable double bed with 1000 pocket-sprung mattress
  - Smart TV
  - Wardrobe and storage space
  - Digital safe available upon request
  - Access to a shared bathroom with a modern rain shower



Please note: the bathroom is shared and is not en-suite.

- COMMUNAL FACILITIES
- Residents have access to a range of modern shared facilities, including:
- Large fully equipped shared kitchen
  - Modern kitchen appliances
  - Dishwasher
  - Superfast broadband – approximately 400 Mbps
  - Constant hot water
  - Communal areas cleaned every two weeks



ALL BILLS INCLUDED

- The monthly rent includes:
- Council Tax
  - Electricity
  - Gas
  - Water
  - Superfast broadband
  - TV Licence

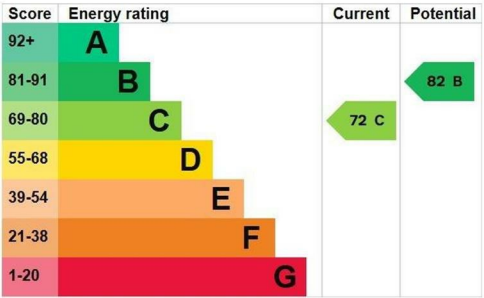
THE PROPERTY

Directions

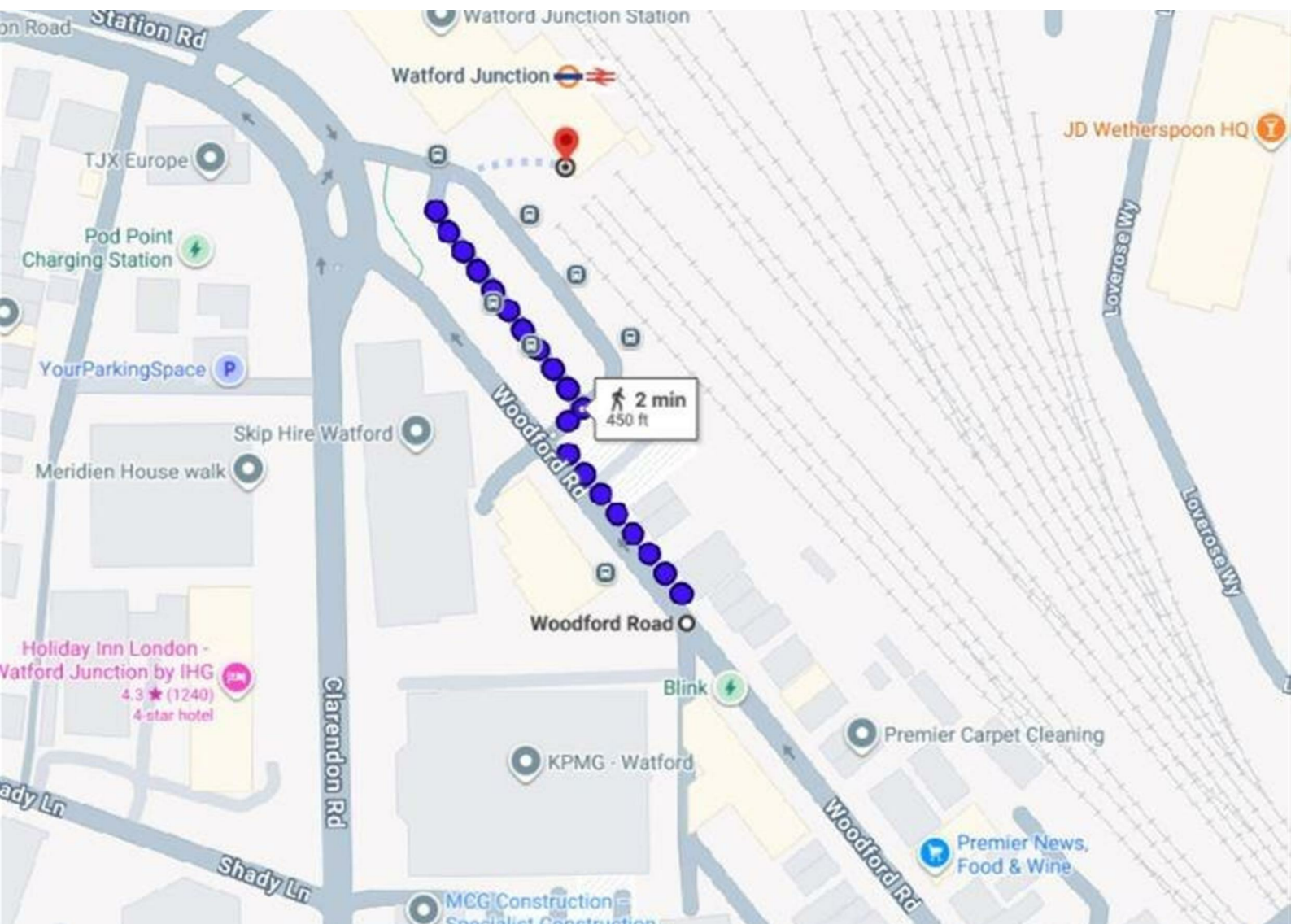
Energy rating and score

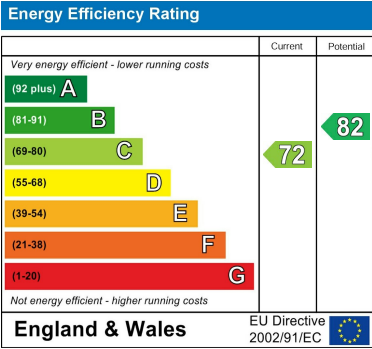
This property's energy rating is C. It has the potential to be B.

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



The graph shows this property's current and potential energy rating.





Council Tax Band D     EPC Rating C



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