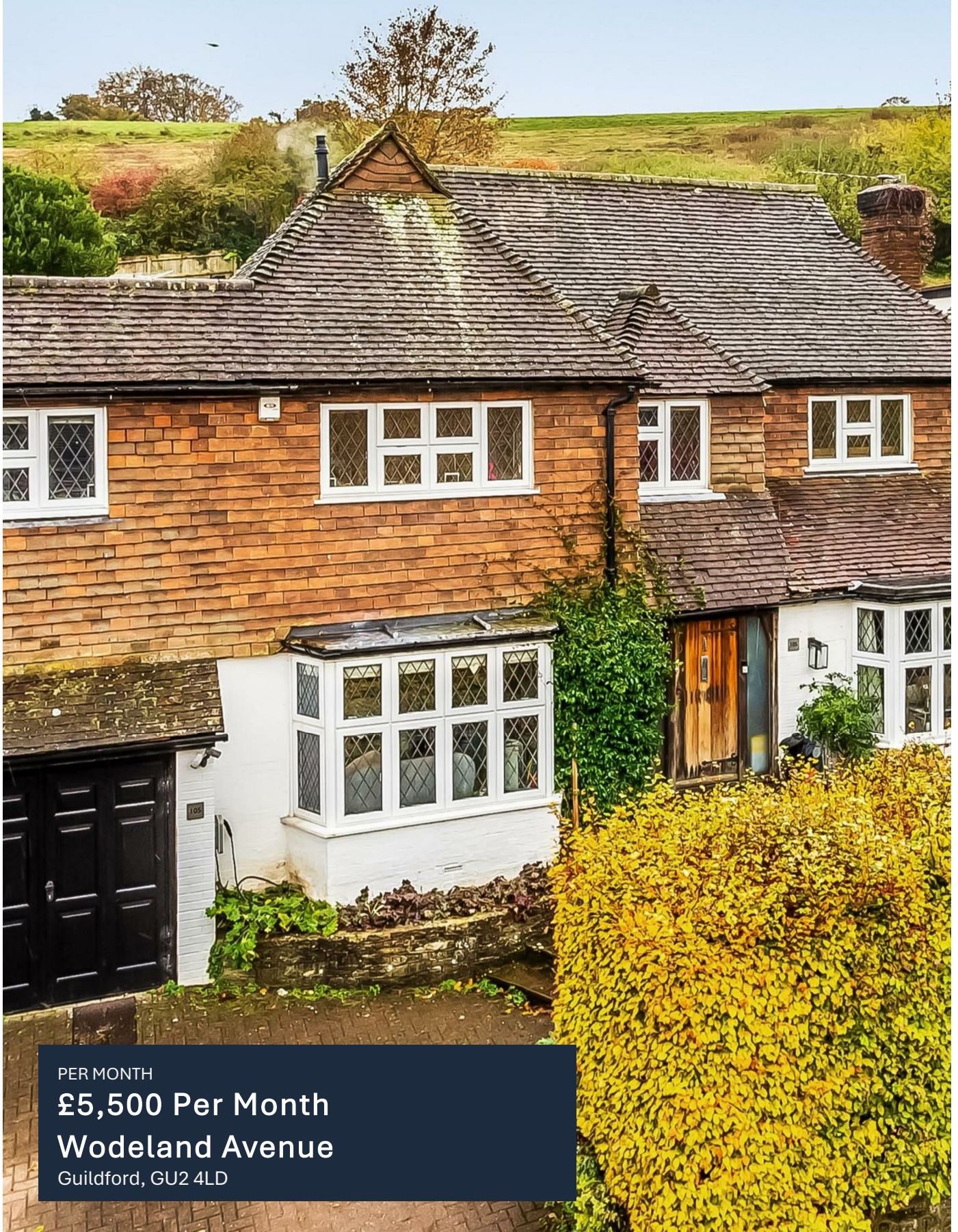


# Howard Morley & Sons



PER MONTH

**£5,500 Per Month**

**Wodeland Avenue**

Guildford, GU2 4LD

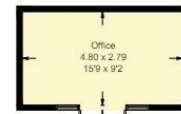




Approximate Gross Internal Area = 213.0 sq m / 2293 sq ft  
 Garage = 7.1 sq m / 76 sq ft  
 Office = 13.4 sq m / 144 sq ft  
 Total = 233.5 sq m / 2513 sq ft



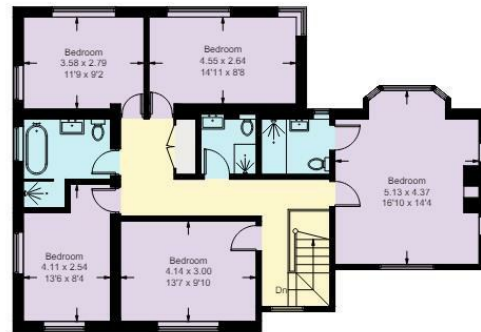
= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1025616)  
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3

2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

## Howard Morley & Sons

**OFFICE ADDRESS**  
 276 High Street  
 Guildford  
 Surrey  
 GU1 3JL

**OFFICE DETAILS**  
 01483 575 304  
 lettings@hmorley.co.uk  
 hmorley.co.uk