

Monks Orchard Road



A three bedroom semi detached home in an ideal location to Eden Park and West Wickham Train Station, Langley Park Schools and local amenities.

The entrance hall comprises of three reception room, W.C and kitchen. The first floor comprises of three bedrooms and a family bathroom. The property requires modernisation however is in good clean order. The property benefits from a lovely rear garden laid to lawn backing onto woodlands, a double garage at the rear and is offered chain free.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C		73	(69-80) C	74	
(55-68) D	61		(55-68) D	59	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

