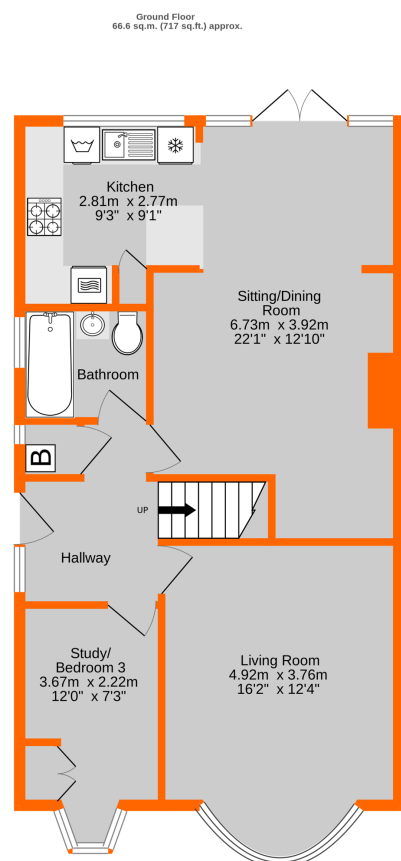
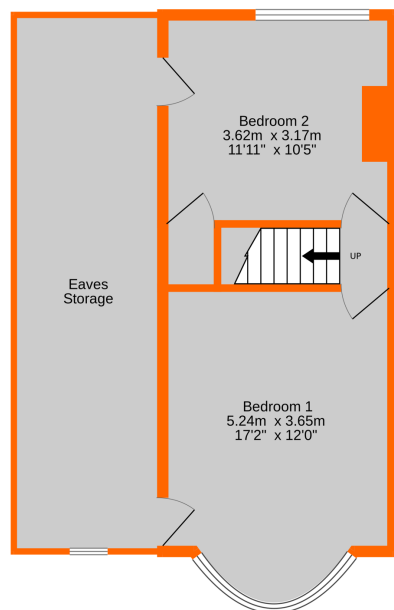


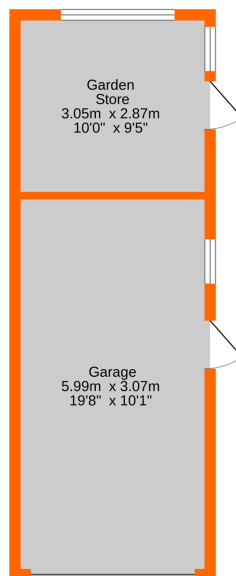
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



1st Floor 32.0 sq.m. (345 sq.ft.) approx.



Outbuildings 27.4 sq.m. (295 sq.ft.) approx.



Outbuildings & Eaves Storage Sq.M Not Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 98.6 sq.m. (1061 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2025



Viewing by appointment with our West Wickham Office - 020 8460 7252

## 20 Church Drive, West Wickham, Kent BR4 9JJ

### Chain Free £600,000 Freehold

- Chalet Style Semi Detached Home.
- Living Room & Study/Bedroom 3.
- Kitchen With Appliances.
- Long 137' Rear Garden.
- Two Double Bedrooms To First Floor.
- 22' 6" Sitting/Dining Room.
- White Suite Bathroom.
- Garage & Parking 3/4 Cars.

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
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## 20 Church Drive, West Wickham, Kent BR4 9JJ

Two/three bedroom chalet style semi detached family home, a short walk from shops at Coney Hall and Coney Hall Recreation Ground, which can be accessed off Church Drive. Two double bedrooms to the first floor with the study/third bedroom and white suite bathroom to the ground floor. Two reception rooms with the 22' 6" sitting/dining room having double glazed doors to the garden and off this room is the kitchen, with wooden fronted fitted units and various built in appliances. Gas fired heating with radiators via a British Gas boiler and double glazing. Long 137' rear garden with a timber decked and crazy paved terrace, laid mainly to lawn with various shrubs and trees. Garage to the side and rear of the house via a brick pavior driveway for three/four vehicles and garden store behind the garage. Some modernisation required and great extension potential, subject to the necessary planning consents.

### Location

Church Drive is off Kingsway. Coney Hall Recreation Ground is accessible at the end of Church Drive with football pitches and tennis courts. Local schools include Wickham Common Primary, Hawes Down Infant and Juniors and Hayes Secondary School. There are shops within walking distance at Coney Hall. West Wickham High Street with a further range of shops including a Sainsbury's and Marks and Spencer's supermarkets, various restaurants and coffee shops is about 1 mile away. Hayes Station and shops in Station Approach are about 1 mile away. West Wickham Station is about 1.4 miles away. Bus services are available at Coney Hall along Croydon Road. Bromley Town Centre and Bromley South Station are about 2.9 miles away.



### Ground Floor

#### Entrance

Via double glazed leaded light front door to side of the house to:

#### Hallway

3.05m x 2.22m reducing to 1.15m (3' 9") (10' 0" x 7' 3") Double radiator, double glazed leaded light side window, picture rail, staircase to first floor, cupboard with double glazed leaded light side window housing the British Gas boiler

#### Living Room

4.92m into bay x 3.76m (16' 2" x 12' 4") Double glazed front bay window, two double radiators, picture rail, pine fire surround

#### Sitting/Dining Room

6.73m into recess x 3.92m into alcoves reducing to 3.3m (10' 10") (22' 1" x 12' 10") Double glazed doors and windows to rear, two double radiators, coving, understairs cupboard housing the gas and electric meters and fuse box, picture rail, coal effect living flame gas fire in a brick fireplace, opening to:

#### Kitchen

2.81m x 2.77m (9' 3" x 9' 1") Double glazed rear window, appointed with oak fronted fitted wall and base units and drawers, laminate work surface, plumbing/space for washing machine, built in Stoves fridge and freezer, cream 1 1/2 sink and drainer, Stoves double oven and four ring Stoves gas hob, wall tiling between wall units and work surface, tiled floor, coving

#### Study/Bedroom 3

3.67m x 2.22m (12' 0" x 7' 3") Double glazed front bay window, two double radiators, double louvre fronted wardrobe with one side having shelving, picture rail

#### Bathroom

2.06m x 1.70m (6' 9" x 5' 7") White suite of bath with a shower over to one end, wash basin with a double cupboard beneath and low level w.c., double glazed leaded light side window, ladder style radiator, tiled walls

### First Floor

#### Landing

Picture rail, access to loft with light and insulation

#### Bedroom 1

5.24m into bay x 3.65m (17' 2" x 12' 0") Double glazed front bay window, two double radiators, coving, door to eaves storage cupboard with double glazed leaded light round window to front

#### Bedroom 2

3.62m x 3.17m (11' 11" x 10' 5") Double glazed rear window, radiator, linen cupboard with slatted shelves, door to long (front to back) eaves storage cupboard

### Outside

#### Rear Garden

42m x 9.14m (137' x 30') Timber decked and crazy paved terrace, outside tap, side access gate, laid mainly to lawn, shrubs and trees

#### Front Garden

Artificial grass, shrub/flower borders, brick pavior drive for three/four cars

#### Garage

5.99m x 3.07m (19' 8" x 10' 1") Up and over door, light, power points, door to garden, side window GARDEN STORE 3.05m x 2.87m (10' 0" x 9' 5") with side and rear windows, door, power points, light

### Additional Information

#### Council Tax

London Borough of Bromley - Band E. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Utilities

Mains - Gas, Electric, Water and Sewerage

#### Broadband and Mobile

For coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)