

# Westmount Estates



Harman Drive, Sidcup, DA15 8JZ

**Asking Price £475,000**

Guide price £475,000 to £500,00. Offered to market with no onward chain. Westmount Estates have pleasure in offering this much improved extended THREE bedroom semi detached family home. Internally the present owners have decorated to a high standard and the accommodation is very versatile with three reception rooms and a downstairs w/c. To the first floor there are well appointed bedrooms and a five piece bathroom suite. the garden to the rear is private and well enclosed with a detached garage to the side and long driveway and frontage. EPC RATING D.

## ENTRANCE

A double glazed door with beveled glass insert to an enclosed entrance porch.

## ENCLOSED ENTRANCE PORCH

A double glazed frosted window to front, radiator, ceramic floor tiles, substantial sized storage cupboard, tongue and groove ceiling, wooden multi paneled door to the lounge.

## LOUNGE 15'8" x 13'7" (4.78 x 4.15)



Stairs to first floor, under stairs storage cupboard, double glazed window to front, radiator, laminate flooring, a feature gas coal effect living flame fire with tiled insert and wooden mantle, coved ceiling, center light, archway to the second reception.

## SECOND RECEPTION 8'5" x 7'10" (2.58 x 2.39)



Laminate flooring, radiator, inset spotlight, coved ceiling, doorway to the kitchen, open to the extended third reception.

## FITTED KITCHEN 7'8" x 7'2" (2.36 x 2.2)



A fitted kitchen with a range of eye and base units, roll top work surface with tiled surround, dual sink unit built in double oven, four ring gas hob with extractor fan over, inset spotlights, vinyl flooring, archway to the third reception room.

## THIRD RECEPTION ROOM 16'6" x 14'0" (5.03 x 4.28)



A dual aspect room with a double glazed frosted window to side and rear, double glazed door to access to the garden, laminate flooring, inset spotlights, radiator.

## DOWNSTAIRS W/C



A low flush w/c with vanity wash hand basin, tiled walls, coved ceiling, tiled flooring, extractor fan, radiator towel rail.

## LANDING

Stairs to first floor, double glazed window to side, access to loft hatch.

## BEDROOM ONE 13'10" x 8'10" (4.23 x 2.70)



A double glazed window to front, radiator, built in wardrobe with storage cupboards above, center light point.

### **BEDROOM TWO 14'0" x 8'9" (4.29 x 2.68)**



An extended bedroom with a double glazed window to rear, radiator, a dressing area with floor to ceiling wardrobes, coved ceiling, two center light points.

### **BEDROOM THREE 9'3" x 6'11" (2.82 x 2.11)**



A double glazed window to front, radiator, built in cupboard over stair recess with additional shelving, center light point.

### **FAMILY BATHROOM 20'2" x 7'1" (6.16 x 2.16)**



An extended bathroom with a five piece suite comprising, corner Jacuzzi bath with mixer taps and shower attachment, two vanity wash hand basins, with storage under, low flush w/c with a conceded cistern, a walk in power shower with tiled insert and glass screen suspended ceiling, radiator, tiled walls, dual aspect, double glazed windows to rear and side, substantial sized storage cupboard.

### **REAR GARDEN**



A walled rear garden laid to paving slabs, water feature, security lighting, small lawned area with raised flowerbeds and storage area. Access via a side gate.

### **DETACHED GARAGE 18'9" x 8'2" (5.74 x 2.51)**

An up and over door with power and lighting, window to the rear, plumbing for washing machine, two center light points, frosted patio door for access to the garden.

### **FRONT GARDEN**

A BLOCK PAVED PATH AND DRIVEWAY, access to garage via a driveway, front is mainly lid to lawn.

# Floor Plan



Harman Drive, DA15

Approximate Gross Internal Area = 1149 sq ft / 106.7 sq m

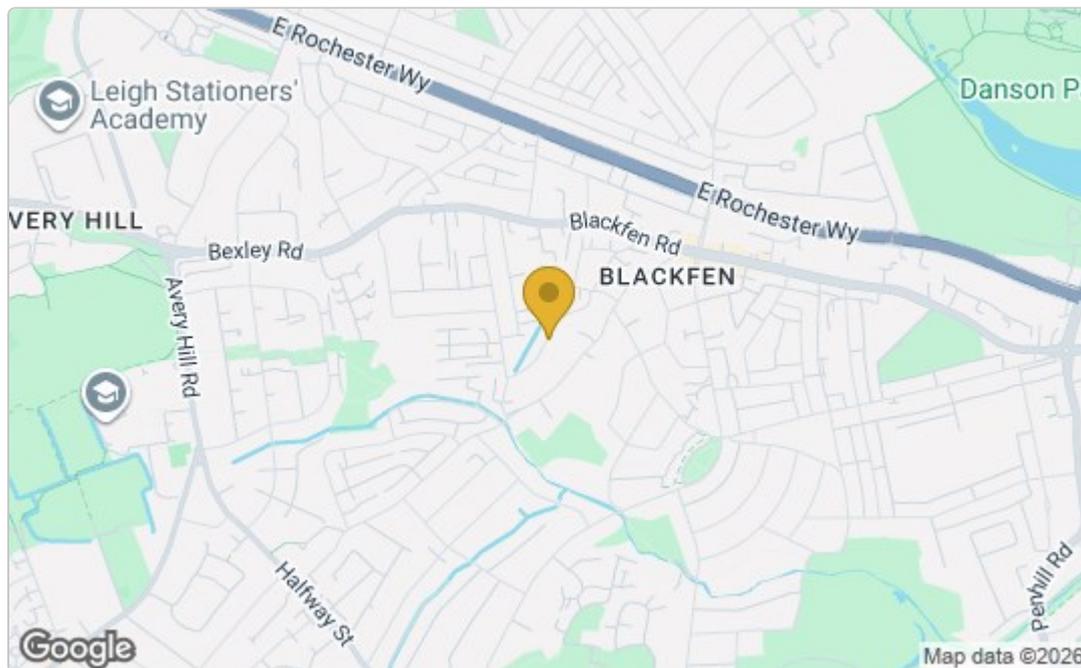
Outbuilding Area = 157 sq ft / 14.6 sq m

Approximate Total Area = 1307 sq ft / 121.4 sq m

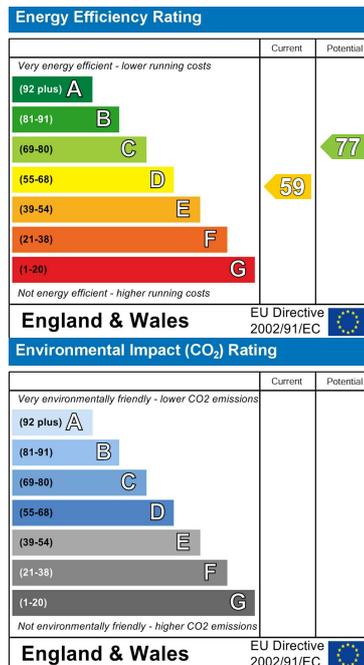


This floor plan was produced using RICS measurements standards 2nd edition. For layout guidance only and not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors. By www.primerequestphotography.com | Copyright 2026

## Area Map



## Energy Efficiency Graph



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