



Querida Close | Lower Swanwick | Southampton | SO31 7JP

Asking Price £530,000



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W&W are delighted to offer for sale this beautifully presented, extended & improved four bedroom detached family home situated on an enviable corner plot within a quiet cul de sac. Internally, the property enjoys four bedrooms, lounge, impressively sized 21'1ft open plan kitchen/dining/family room, downstairs cloakroom, 2024 re-fitted main bathroom & en-suite. Outside, the property enjoys front & rear gardens as well as a garage with block paved driveway providing parking for multiple vehicles.

Querida Close is a small cul de sac in Swanwick just a short stroll to Hamble River, which can be accessed via a private footpath off of the close. Also within walking distance is NATS & a variety of eateries. Transport links are easily accessible from the property including A27, M27 & Southampton airport.







Beautifully presented, extended & improved four bedroom detached family home

Sitting on an enviable corner position within a quiet cul de sac

Welcoming entrance hall with wood flooring & built in storage cupboard

Impressively sized 21'1ft open plan kitchen/dining/family room with bi-fold doors opening out to the rear garden, three Velux windows & herringbone style LVT flooring



Modern kitchen enjoying butchers block worktops & attractive cabinets

Integrated appliances include oven, hob & dishwasher with space for additional appliances

Spacious living room with twin windows to the front

Downstairs cloakroom comprising two piece suite

Tenure: Freehold

EPC Rating: E

Council Tax Band:

E

Galleried landing with built in storage/airing cupboard

Main bedroom benefiting from built in wardrobes & en-suite

Modern 2024 re-fitted en-suite shower room comprising three piece white suite & attractive wall tiling

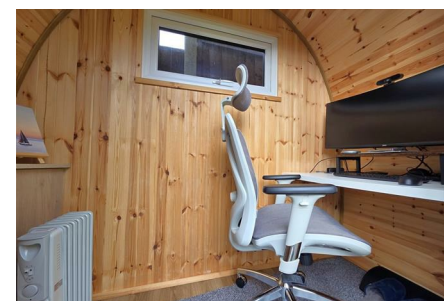
Three additional bedrooms with the guest bedroom benefitting from a Velux window

Modern 2024 re-fitted main bathroom comprising three piece white suite & attractive wall tiling

Landscaped rear garden enjoying paved patio area perfect for alfresco dining, raised lawn with display shrubbery/flowers

Outbuilding home office Pod with power & lighting installed in 2023

Garage & block paved driveway providing parking for multiple vehicles





Replacement wood internal doors

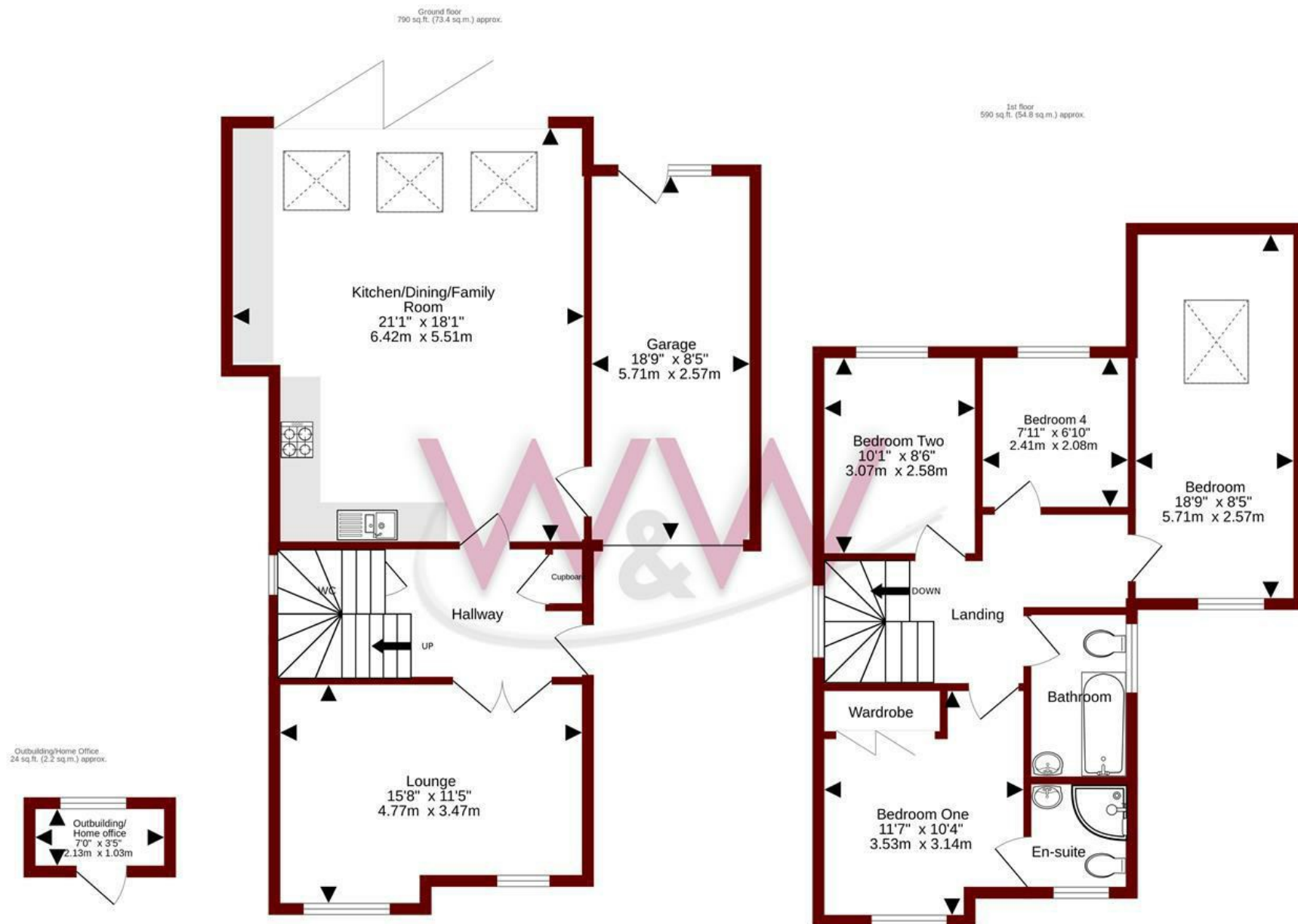
The property is of traditional brick build and is connected to mains drainage, water, electrics & gas. The property enjoys gas central heating

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>





TOTAL FLOOR AREA : 1404 sq.ft. (130.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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