



22 Willowherb Road, Curbridge, Southampton, SO30 2HQ

Asking Price £325,000



Willowherb Road | Curbridge
Southampton | SO30 2HQ
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W&W are delighted to offer for sale this well presented & incredibly spacious two double bedroom semi detached home. Internally, the property boasts over 841 sq.ft providing two bedrooms, lounge, kitchen/dining room, downstairs cloakroom & modern main bathroom. Outside, the property also benefits from an impressively sized rear landscaped garden & driveway parking.

Willowherb Road is in the 'Whiteley Meadows' development. You'll find the development nestled between the picturesque market village of Botley and the bustling shopping destination of Whiteley. If you are looking for a pretty, rural location with the benefits and convenience of many larger shops, restaurants, bars and sports clubs then this is the perfect place for you. Botley train station is just 1.5 miles offering regular services to London Waterloo, Portsmouth and Southampton. When completed the development will also have schooling for all ages, including primary school, a secondary school and nurseries.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Well presented & incredibly spacious two double bedroom semi detached home

Situated down a private driveway

Entrance hall enjoying attractive mosaic style flooring

Spacious lounge with window to the front

15'3ft Kitchen/dining room enjoying built in storage cupboard & door opening out to the rear garden

Modern kitchen boasting attractive marble effect worktops, high gloss cabinets, integrated oven & hob with space for additional appliances

Downstairs cloakroom comprising two piece suite

Two double bedrooms to the first floor

Landing benefitting from two built in storage cupboards

Modern main bathroom comprising three piece white suite & attractive wall tiling

Impressively sized rear garden with majority laid to lawn with paved patio area, rear access & shed to remain

Driveway parking to the front for two vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

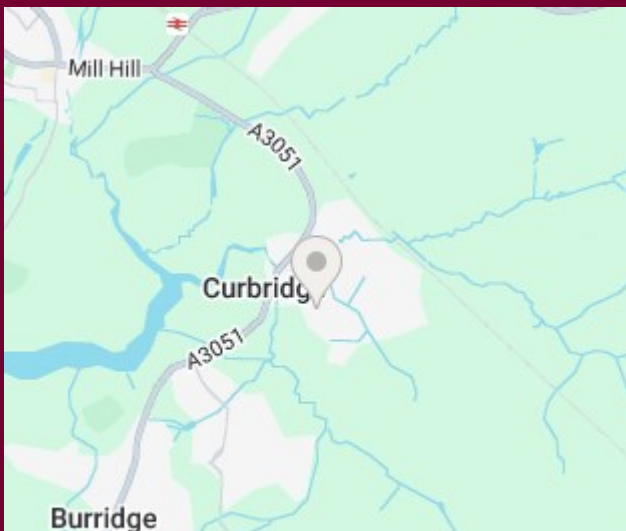
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

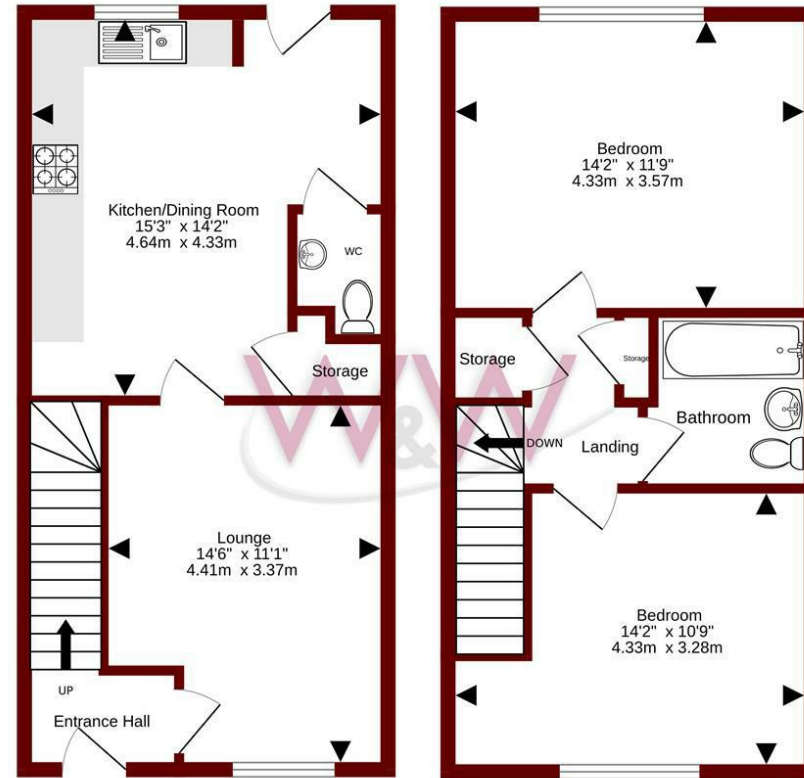
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>



Ground Floor
420 sq.ft. (39.0 sq.m.) approx.

1st Floor
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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