



PALALA PLACE
WENTWORTH ESTATE

BUCKINGHAMS



Palala Place

28 Abbots Drive • Virginia Water • Surrey • GU25 4SE

£2,495,000

Freehold

An individual five bedroom detached family home occupying a mature plot of approximately two thirds of an acre, situated on the highly sought after Wentworth Estate.

- TREMENDOUS EXTENSION/REDEVELOPMENT OPPORTUNITY
- FIVE BEDROOMS, THREE RECEPTION ROOMS
- EXCELLENT LOCATION ON THE WENTWORTH ESTATE
- SHORT WALK TO VILLAGE CENTRE SHOPS & RAIL STATION
- LONDON WATERLOO FROM 43 MINS
- LARGE DETACHED FAMILY HOME
- PRIVATE MATURE 0.65 ACRE PLOT
- COUNCIL TAX BAND H

RECEPTION HALL • CLOAKROOM • SITTING ROOM • DINING ROOM • KITCHEN OPEN TO BREAKFAST/
FAMILY ROOM • UTILITY ROOM • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • FOUR
FURTHER BEDROOMS • FAMILY BATHROOM • DOUBLE GARAGE • PRIVATE & MATURE GARDENS

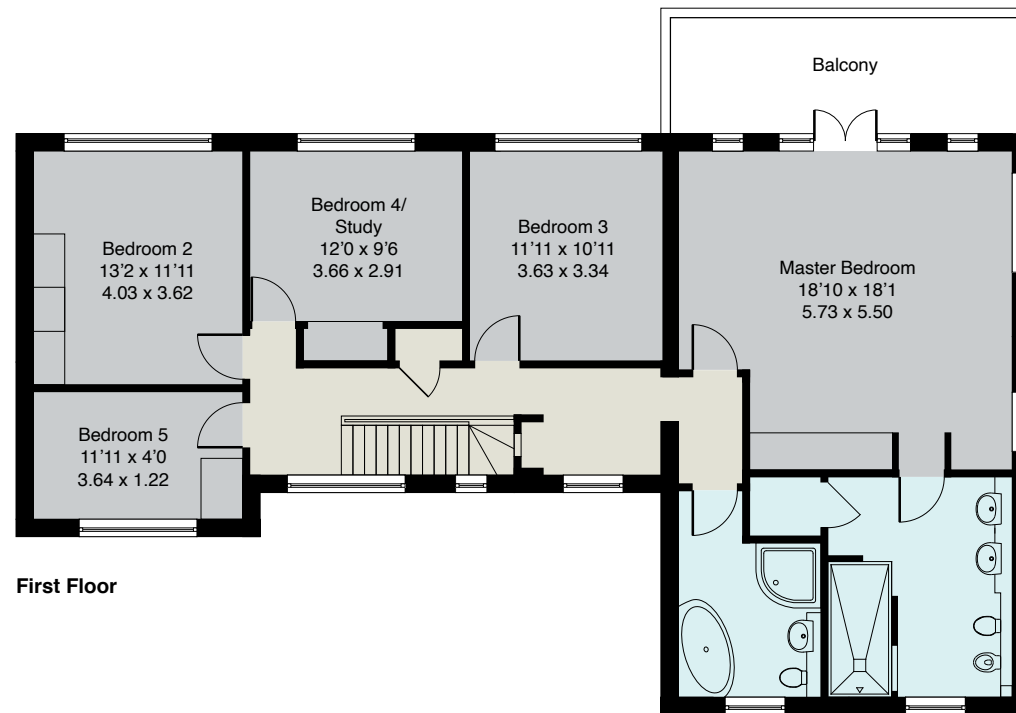
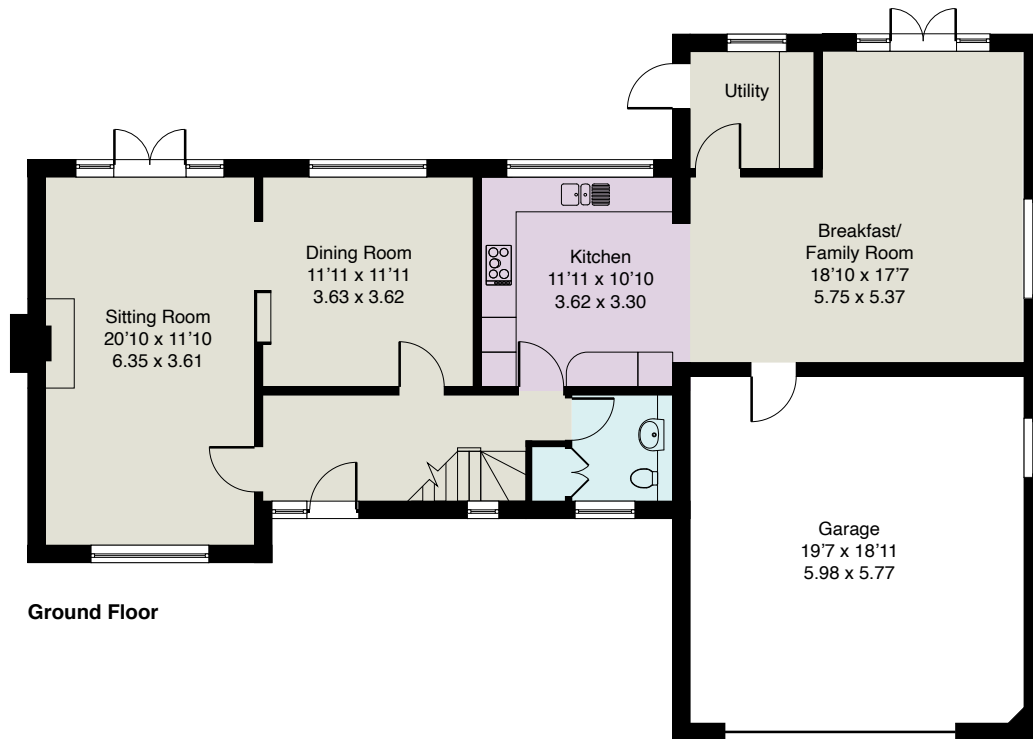
Description

Palala Place is an excellent opportunity - this large family home enjoys a superb, level rectangular plot in an excellent location and provides a purchaser with a host of options; the existing house offers spacious, comfortable living accommodation which subject to the relevant planning permissions could be greatly extended, or should a purchaser so wish the property could be completely redeveloped with a replacement three storey home of up to approximately 8,000 square feet above ground if required.

Directions

From our offices on Station Approach, Virginia Water, turn left onto Christchurch Road and take the second left hand turn into Virginia Avenue. Proceed through the barrier then turn right into Abbots Drive; the gated entrance to Palala Place will be found on the right hand side just before the left hand bend.

Approximate Gross Internal Floor Area :
 Ground Floor 131.45 sq m / 1415 sq ft
 First Floor 119.01 sq m / 1281 sq ft
Total 250.46 sq m / 2696 sq ft



EPC: D60.
 All Main Services.

Important Notice
 These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.
 Ref: PPB01280923 HPI ©2023 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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