



## The Bracken Acresford Park

### Tuppenhurst Lane, Handsacre, WS15 4HH

A Spacious Two-Bedroom Semi-Detached Home – Perfect for First-Time Buyers or Downsizers

Offering a south-facing rear garden and a thoughtfully designed layout, this beautifully presented home is ideal for those taking their first step onto the property ladder or looking to downsize in style. The ground floor features a generous lounge and dining area that perfectly suits modern living, along with a separate, well-appointed kitchen, a convenient downstairs cloakroom, and useful under-stairs storage.

Upstairs, two double bedrooms each benefit from dual-aspect windows, creating bright and airy spaces, while a contemporary family bathroom completes the home. With a private driveway providing parking for up to two vehicles and as the final Bracken available on Phase 2, this is a unique opportunity not to be missed.

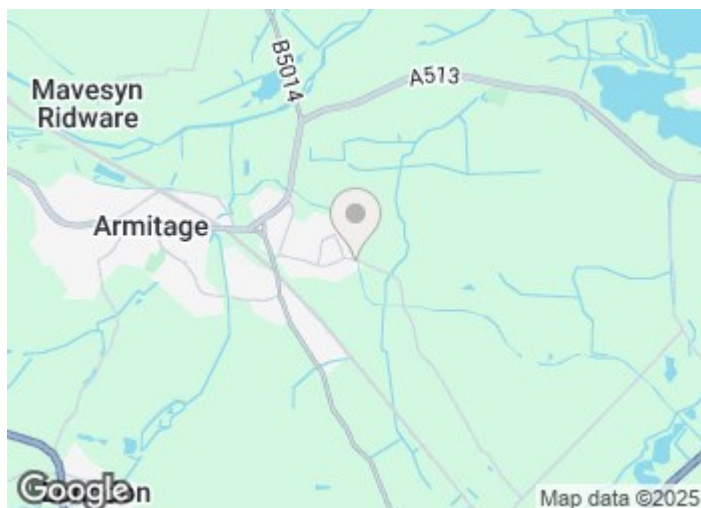
£259,500

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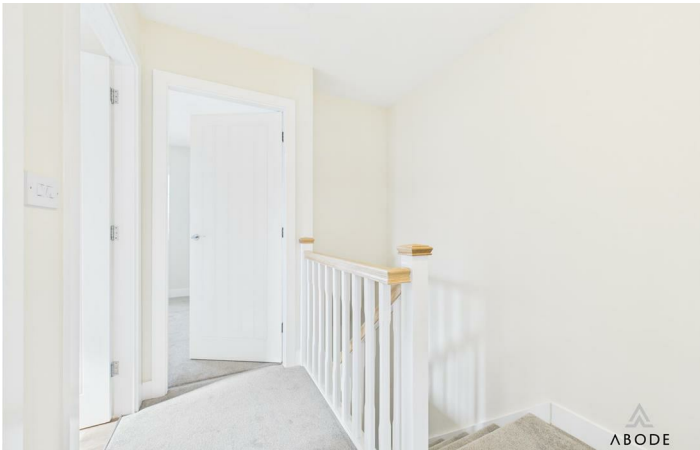
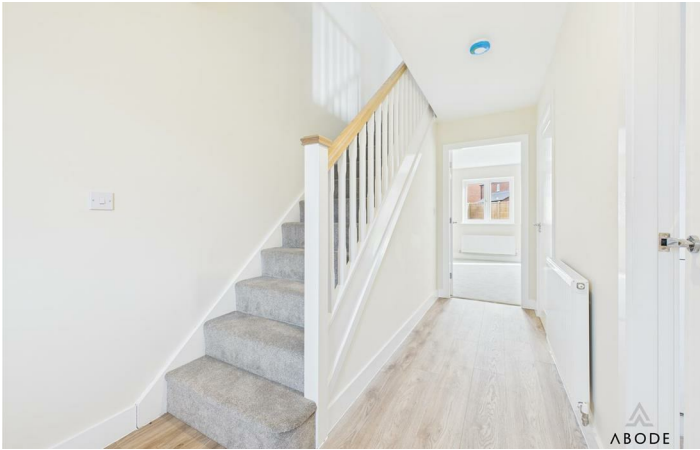


Walton Homes

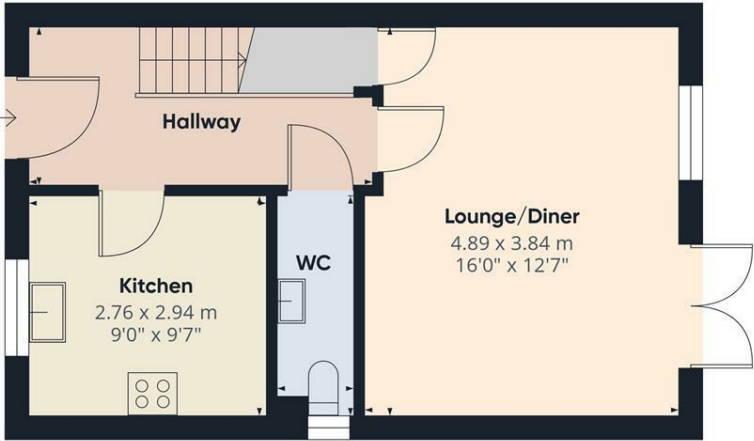


Directions

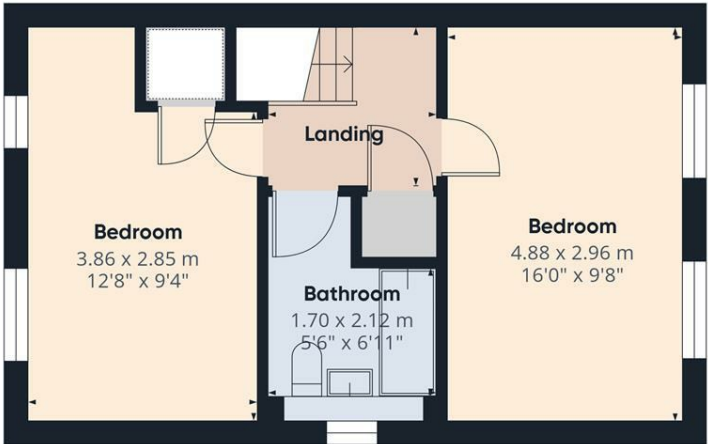




# Floor Plan



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
74.2 m<sup>2</sup>  
799 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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