



Cauldwell

PROPERTY SERVICES



11 Yalsts Brow, Milton Keynes, MK4 2JD

Offers Over £350,000

Tucked away in a quiet cul-de-sac in the sought-after Emerson Valley area, this modern semi-detached property is offered for sale with no upward chain and benefits from being recently redecorated throughout and a newly fitted kitchen and dining room across the whole rear of the property.

The ground floor begins with a welcoming entrance porch, downstairs cloakroom, and generous living room, perfect for relaxing or entertaining. Across the back of the home, you'll find the re-fitted kitchen dining room with direct access to the rear garden.

Upstairs, there are three well-proportioned double bedrooms and a family bathroom. Additional benefits include a small front garden, a garage and rear garden.

The location is ideal — within walking distance to highly regarded local schools, the Emerson Valley Pavilion, and just minutes from the Westcroft District Shopping Centre. Two mainline train stations are only a short drive away, offering excellent commuter links.

Council tax band: C
Energy rating: C

ENTRANCE

Entrance hall. Karndean LVT flooring. Radiator. Door to living room. Door to cloakroom.

CLOAKROOM

Frosted double glazed window to front aspect. Two piece suite comprising low level wc and wash hand basin. Tiled splash backs. Radiator. Storage cupboard.

LIVING ROOM 15'1" x 14'2" (4.60 x 4.34)

Double glazed window to front aspect. Karndean flooring. Stairs to first floor. Coving to ceiling. Television point. Door to dining room.

KITCHEN DINING ROOM 14'2" x 9'5" (4.34 x 2.89)

Double glazed window and double glazed patio doors to rear aspect. A re-fitted range of wall and base units with worksurfaces incorporating sink with mixer tap. Fitted oven and hob with extractor fan. Plumbing for dishwasher and washing machine. Karndean flooring. Space for fridge/freezer. Wall mounted boiler. Extractor fan. Radiator.

FIRST FLOOR LANDING

Double glazed window to side aspect. Airing cupboard.

BEDROOM ONE 11'10" x 8'9" (3.61 x 2.69)

BEDROOM TWO 9'10" x 8'2" (3.00 x 2.51)

Double glazed window to rear aspect. Radiator.

BEDROOM THREE 9'8" x 6'0" (2.95 x 1.83)

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Three piece suite comprising panelled bath, with shower and screen, low level wc and wash hand basin. Tiled splashbacks. Heated towel rail. Inset spot lights. Tiled flooring.

REAR GARDEN

Enclosed and laid mainly to lawn. Not overlooked to rear. Part laid to lawn.

SIDE GARDEN

Scope for two storey extension subject to planning permission. Enclosed with patio. Flower and shrub borders.

GARAGE

Up and over door. Power and light.

All measurements are approximate.

The area measurements are taken from the government EPC register.

The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied

as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

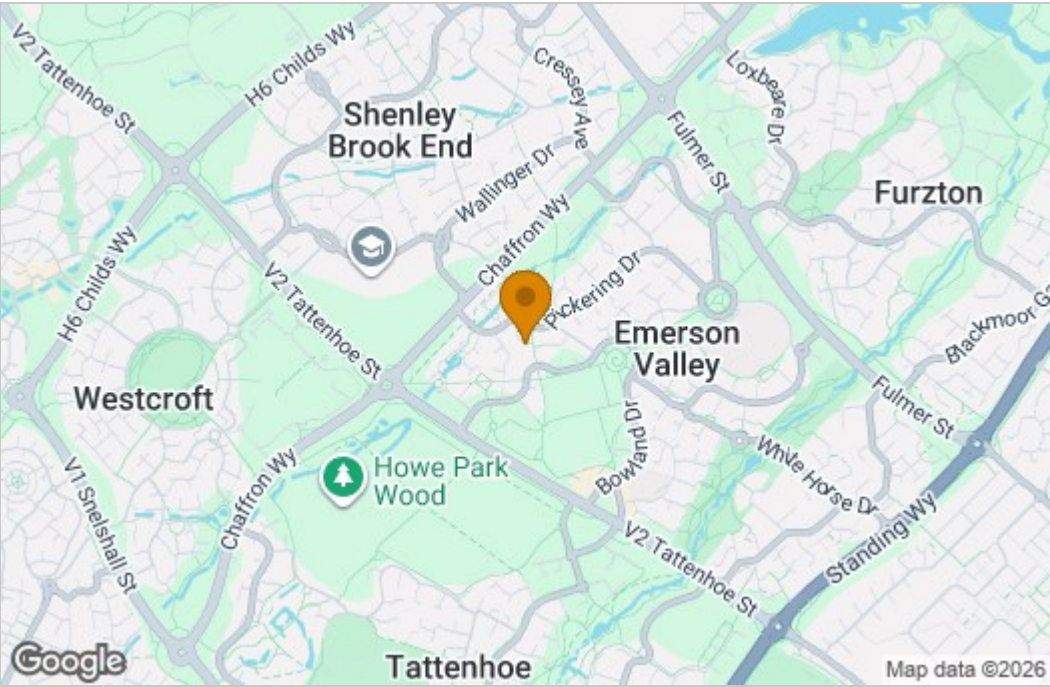
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

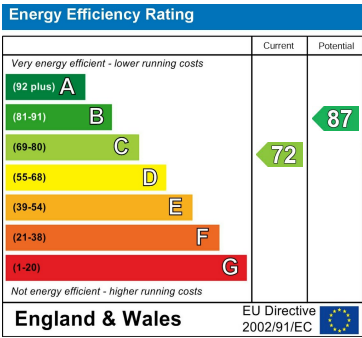


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

Area Map



Energy Efficiency Graph



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.