



LUXURY

31D VICTORIA ROAD
FORMBY, L37 7DH



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TOTAL APPROX. FLOOR AREA 2,982 SQ FT / GARAGE 183 SQ FT

A BEAUTIFULLY
MAINTAINED HOME
ON FORMBY'S MOST
PRESTIGIOUS ROAD,
JUST MOMENTS
FROM THE NATIONAL
TRUST PINE
WOODS, FABULOUS
COASTLINE, AND
THE EVER-POPULAR
VILLAGE CENTRE.
WELL LOCATED, IT
OFFERS A WELL-
BALANCED LAYOUT,
PERFECTLY SUITED
TO FAMILY LIVING.



SCAN TO
VIEW OUR
VIDEO TOUR

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DISTANCES

NT PINE FOREST 2 MINS

FORMBY BEACH 3 MINS

NEAREST BUS STOP 2 MIN WALK

NEAREST TRAIN STATION 4 MIN WALK

VILLAGE CENTRE 3 MINS

FORMBY GOLF CLUB 5 MIN WALK

FORMBY HALL GOLF RESORT
& SPA 6 MINS

SOUTHPORT/ CROSBY 20 MINS

LIVERPOOL CITY CENTRE 45 MIN DRIVE
M57/M58 15 MINS

ACCOMMODATION IN BRIEF

- Integral porch
- Lounge
- Living Room
- Conservatory
- Formal dining room
- Kitchen with dining
- Separate utility room
- Study/ Home office
- Cloakroom / W.C.
- Dressing room/ 5th bedroom
- Four Bedrooms (one ensuite)
- Family bathroom



OUTSIDE

- Remote gated entrance
- Block paved driveway
- Mature front borders
- Off road parking for 4+ vehicles
- Integral double garage
- Artificial lawn to rear
- Extensive Indian stone rear terraces
- Stone & block pathways
- Raised mature borders
- Walled & fenced perimeters



THE PROPERTY

Ideally located to make the most of the area's amenities and just a short walk from convenient bus and train links, this spacious home features multiple reception rooms, a large kitchen, utility room, study, and cloakroom. Upstairs, there are four well-proportioned bedrooms, a dressing room/5th bedroom and two well-equipped bathrooms, providing plenty of space for comfortable living.





GROUND FLOOR

A sheltered portico leads through a secure front door into an integral porch—an ideal place to leave an umbrella or pair of shoes. Beyond this, a bright carpeted entrance hall offers a warm welcome, with a staircase rising to the upper floor and access to all ground floor rooms.

A spacious front-to-rear living room spans one side of the home, beginning with a bay window overlooking the front garden and extending through patio doors into a sunny conservatory. The south-facing aspect allows natural light to pour in, creating a warm and relaxing atmosphere year-round. The lounge is finished in neutral tones with soft carpeting, while the conservatory features wood-effect laminate flooring and opens directly onto a rear terrace—perfect for both quiet moments and entertaining.

Next to the main lounge, a second, more intimate sitting room provides a cosy retreat. This carpeted space, currently used as a TV room, sits at the rear of the property and includes French doors to the terrace, offering an easy connection to the garden. It's a versatile area that could also serve as a snug or playroom.

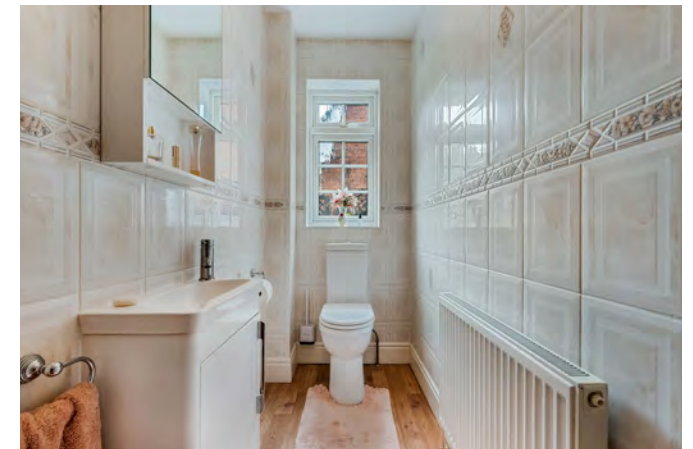
A spacious kitchen sits to the rear of the home, featuring modern gloss, dove-grey cabinetry paired with oversized porcelain floor tiles, grey-black worktops, and a black composite sink. Integrated NEFF appliances enhance the clean, contemporary look, while a centrally placed island offers additional storage and seating for 2–3 diners, perfect for a quick cuppa or snack. There is also ample room for a dining table, making the space both functional and sociable.

Adjoining the kitchen, a large utility room continues the same design style, including a black composite sink and access to a convenient internal storeroom. With direct external access to the side of the property, it's ideal as a laundry or boot room.

Opposite the kitchen, the formal dining room is neutrally decorated with a carpeted floor, offering a flexible space suitable for entertaining or alternative use if required.

Located near the front entrance, a private study is thoughtfully positioned away from the main living areas, providing a peaceful setting for work. Fitted with custom office furniture, it includes ample storage and two dedicated workstations—ideal for those working from home or children's study.

Completing the ground floor is a centrally placed cloakroom/W.C. Fully tiled with a durable LVT floor, it features a contemporary vanity basin and a modern W.C.









FIRST FLOOR

A spacious, light-filled landing offers a quiet spot that could easily accommodate a small seating area, creating a peaceful retreat.

From here, access is provided to four well-proportioned bedrooms—two positioned at the front of the property and two overlooking the rear garden.

The primary bedroom enjoys garden views and features fitted wardrobes with ample drawer space and a dressing table. It is served by a modern ensuite shower room, fully tiled in warm neutral shades. The ensuite includes a walk-in shower, integrated vanity basin, W.C., generous storage, and a heated towel rail for added comfort.

The three remaining bedrooms also benefit from fitted wardrobes in various styles and are all carpeted for a cosy finish. These rooms share a spacious family bathroom, tiled in white porcelain and fitted with a full-sized bathtub, separate walk-in shower, contemporary vanity basin, and W.C., all set against a practical wood-effect LVT floor.

Also on this floor is a useful store/dressing room with an external window, allowing natural light to flood in. Currently used as a dressing room, it could be used as a smaller 5th bedroom.

Please note: the loft space is partially boarded and includes lighting and power, offering potential for additional storage.

















OUTSIDE

Set back from the road, the property enjoys a sense of privacy with mature trees, established shrubs, and a walled frontage. A remote-controlled gated entrance opens onto a low-maintenance, block-paved driveway offering generous parking for four or more vehicles and leading to an integral double garage. A charming Victorian-style streetlamp adds character, while side gates provide easy access to the rear garden.

The south-facing rear garden is a peaceful retreat, enclosed by tall fencing and bordered with raised beds filled with colourful shrubs and flowering plants. Designed for easy upkeep, it features several stone terraces that connect directly to both the conservatory and lounge—ideal for outdoor dining or simply relaxing in the sun. A wooden pergola shelters a cosy patio area, perfect for alfresco meals, while winding pathways lead you through the garden, offering changing views and sunspots throughout the day.

If you're looking for a substantial, immaculately kept home in a highly sought-after location, this property presents an exceptional opportunity.





ABOUT THE AREA

Formby is one of the North West's most desirable coastal towns, set along the scenic Sefton coastline. Known for its sweeping beaches, sand dunes, and the iconic National Trust pine forest — home to the rare red squirrel — it's a place of natural beauty and relaxed luxury.

The village itself offers a vibrant mix of cafés, restaurants, independent shops, and everyday amenities, creating a perfect balance of charm and convenience. Leisure opportunities abound with two golf clubs, a cricket club, equestrian centre, tennis, hockey, gyms, pools, and the renowned Formby Hall Golf Resort & Spa — making it ideal for an active, outdoor lifestyle.

TRANSPORT

Formby offers excellent transport links for both commuters and travellers. Local buses run frequently, with a stop just a 2-minute walk from the property. Two train stations Freshfield (a 4-minute walk) and Formby — provide direct services to Southport and Liverpool, while Liverpool Lime Street connects to London in under two hours. The M58 and M57 are around 20 minutes away, and both Liverpool John Lennon and Manchester airports can be reached within an hour.

SCHOOLS

Formby offers excellent education options across all age groups. Top-rated local primaries include Freshfield, Trinity St Peter's, Our Lady of Compassion, and St Jerome's. Formby High School is rated "Outstanding" by Ofsted and includes a popular sixth form. For independent education, Merchant Taylors' Schools in Crosby and Scarisbrick Hall School offer respected private pathways from primary through to sixth form.





PROPERTY
INFORMATION

Tenure: Freehold with
vacant possession.

Services: Mains water, mains gas,
Superfast broadband (estimated),
central heating, double glazed,
CCTV, security lights.

EPC: C

Council Tax Band: G

Flood Risk:

Rivers & Seas: very low
Surface water: very low.

Local Authority:

Sefton County Council
E: contact@sefton.gov.uk

Viewing: Strictly by appointment
with Karl Ormerod.
Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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GROUND FLOOR

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



FIRST FLOOR

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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