



26 Cambridge Road,
Formby, Liverpool,
Merseyside, L37 2EL

£690,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Stunning Four-Bedroom Detached Home with Extensive Gardens and High-Spec Interior

Occupying a GENEROUS PLOT of approximately 0.22 acres, this BEAUTIFULLY PRESENTED DETACHED HOME offers a rare combination of stylish OPEN-PLAN LIVING, cutting-edge technology, and wonderful outdoor space — ideal for modern family life.

The property is approached via an EXTENSIVE BLOCK-PAVED DRIVEWAY offering parking for multiple vehicles, with an electric car charging port and a GOOD-SIZED GARAGE, complete with an electric door and useful mezzanine storage.

Inside, the welcoming HALLWAY leads to a superb OPEN-PLAN KITCHEN, DINING and LIVING SPACE, designed for contemporary living and entertaining. The sleek kitchen features an extensive range of fitted cabinetry, a large central island, and integrated appliances, all finished to a high standard. Double sliding doors flood the living space with natural light and offer a seamless flow to the large patio and landscaped gardens beyond.

TWO ADDITIONAL RECEPTION ROOMS offer versatile living options, ideal for a HOME OFFICE, PLAYROOM or separate LOUNGE.

Throughout the home, hot water underfloor heating to the kitchen/diner and conventional radiators elsewhere are all smartly controlled via a Nest thermostat system, linked to a user-friendly app. Full-fibre BT broadband (140+ Mbps) ensures the property is perfectly suited for busy households or those working from home on video calls all day.

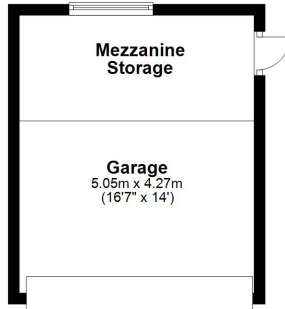
Upstairs, there are FOUR GENEROUS DOUBLE BEDROOMS, TWO with stylish EN-SUITES, and a luxurious FAMILY BATHROOM, all finished with quality fittings and tasteful décor. The bright and spacious landing is enhanced by a feature skylight, bringing further natural light into the centre of the home.

The LANDSCAPED REAR GARDEN is a standout feature — offering a large paved terrace ideal for outdoor entertaining, mature borders, a lawned garden, wildlife pond, and a greenhouse. A private and tranquil space, perfect for families or keen gardeners.

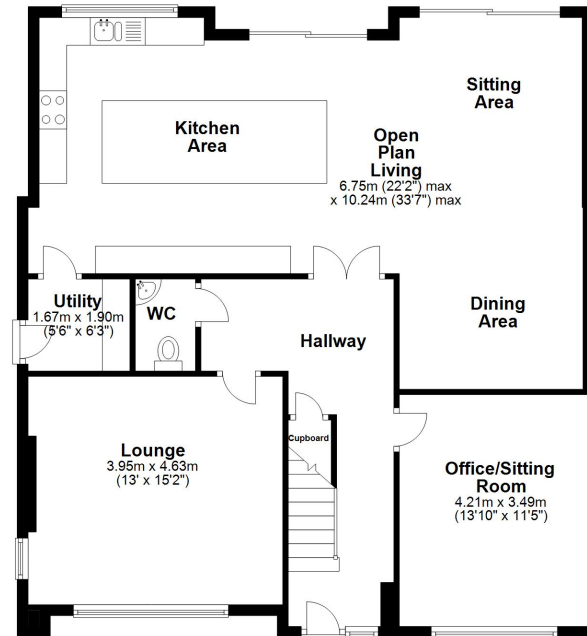
This STUNNING HOME must be viewed to fully appreciate the space, finish, and outstanding outdoor setting on offer.







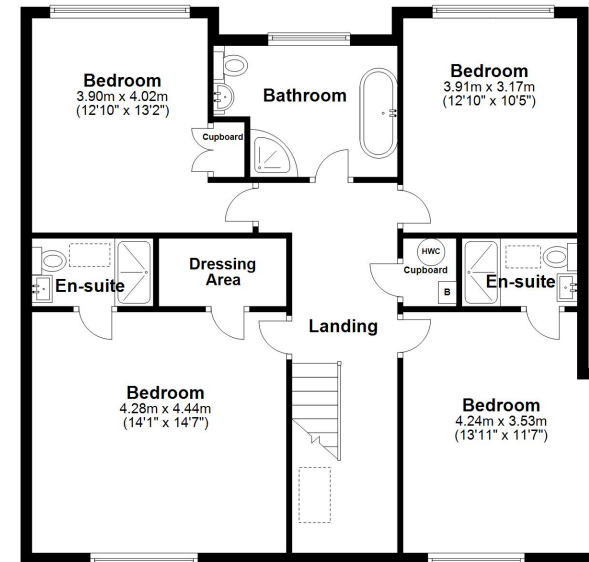
Ground Floor
Approx. 131.1 sq. metres (1411.6 sq. feet)



Total area: approx. 225.8 sq. metres (2430.8 sq. feet)

Plan produced using PlanUp.

First Floor
Approx. 94.7 sq. metres (1019.2 sq. feet)



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

Current	Potential
77	85

