

PRESENTING PROPERTIES

HOW TO ADD VALUE TO YOUR HOME



EVERY ROOM

- [] As clean as possible - hoovered & dusted
- [] Check light bulbs are working in fittings
- [] Curtains should be open - let light in
- [] Window sills as clear as possible
- [] Make a feature of a plant or ornament
- [] Cables hidden away
- [] U-plug anything that doesn't need plugging in
- [] Show photographer any feature lights that might be missed
- [] Have keys ready to unlock & open patio doors
- [] Blinds & Curtains all facing the same way
- [] Space for entertaining - why not set the scene, leave a bottle of wine & some glasses out
- [] Flowers look great - buy them a few days before as it gives them a chance to open
- [] Not everyone likes animals - consider removing pet paraphernalia including beds & bowls
- [] Nice views? Make sure windows are clean or openable so we can hang out & get that shot!

BATHROOMS

- [] Remove bath bottles
- [] Group any remaining bottles - small groups always look better in odd numbers - e.g.: 3's or 5's
- [] Remove bath mats - it makes floor space bigger
- [] Towels - removed or reduced as can be distracting
- [] Toothbrushes/toothpastes - ideally removed
- [] Clothes horse/towel drier away
- [] Shower should be clear of bottles & bottle racks
- [] Introduce a pot plant
- [] Under cabinet lights switched on ready
- [] Bath toys - away
- [] Think 'less is more'
- [] Scales - hidden away
- [] Toilet Brush - out of sight

OUTSIDE

- [] Bins hidden out of view
- [] Front door clean
- [] Cars off of the driveway
- [] Windows closed
- [] UPVC soffits & gutters gleaming
- [] Garden/driveways de-weeded
- [] Washing lines out, or collapsed
- [] Pegs removed from washing lines
- [] Children's toys put away or tidied into a corner
- [] Grass cut
- [] Window boxes & hanging baskets spruced up
- [] Watering cans away
- [] Hose pipe wound up
- [] Garden furniture uncovered
- [] Summertime? Umbrellas up if possible
- [] External lighting on

BEDROOMS

- [] Side lamps on
- [] Bedside tables as clear as possible
- [] Clothes away in cupboards
- [] Chairs clear, so you can sit on them
- [] Minimise the number of teddies
- [] Make beds with fresh crisp bed linen
- [] Tops of wardrobes cleared
- [] Ensure anything stored under beds is not visible
- [] Cosmetics on dressing tables - reduce in numbers
- [] No wires - think TV's, hair-dryers, mobile chargers

HALLWAYS & LANDINGS

- [] Sometimes neglected areas - remove clutter
- [] Walls are clean - remove scuff marks
- [] Coats & shoes away - only have a few on display
- [] Be prepared to move the laundry bin

SITTING ROOM

- [] Book case neatened - books stood up the same way
- [] Minimise number of family photos
- [] Throws folded
- [] Cushions plumped & straightened
- [] Add some flowers
- [] Celebratory/Birthday cards away
- [] Clear surfaces
- [] Coffee Table - underneath needs to be tidy too
- [] Side lamps working
- [] Winter? Have the fire lit ready for the photographer
- [] Coasters removed or straightened
- [] Consider moving rugs - it makes a room look bigger

CONSERVATORY & EXTENSIONS

- [] Removal of moss from the roof
- [] Blinds all matching - facing same direction/same height
- [] Surfaces as clear as possible
- [] Exercise equipment away in the corner

KITCHEN

- [] Work surfaces clear of everyday items - only keep a few appliances on show
- [] Washing up bowl gone, or emptied
- [] Drainer - removed or empty & clean
- [] Remove Oven Gloves & Tea Towels
- [] Fridge clear of magnets/notes/pictures
- [] Bins removed
- [] Add some interest & colour with a bowl of fruit
- [] All lights on - sets off gleaming work surfaces
- [] Cooker hood light on
- [] Memo board tidied
- [] Neglected areas such as tops of cupboards - cleared
- [] Remove washing-up liquid, cleaning sponges & brushes