

How To Add Long-Term Value To Your Home

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STANMORE BRANCH



HOW TO ADD LONG-TERM VALUE TO YOUR HOME

There is a lot to be said for adding long-term value to your home, even if you don't picture yourself and your loved ones living here for a lengthy period.

If your current property is likely to be your "forever home", it goes without saying you should consider the benefits of adding long-term value to the property. However, even if you plan on selling your home in the foreseeable future, adding value can help you attract buyers and achieve a better price.

At Stones Residential, we know the importance of adding long-term value to your home. We have worked closely with many Stanmore vendors, and we are pleased to say we have had a positive impact on property values in the local area.

If you would like to arrange an appointment where we can discuss the merits of adding value to your home, please get in touch.



KNOW THE CURRENT VALUE OF YOUR HOME

Before you commit to improvement projects which aim to add value to your home, make sure you know what the current value of your property is. The current value will often dictate what improvements you should make, and what level of added value you can hope to achieve.

At Stones Residential, we provide a free valuation service, which you can arrange today. We are Stanmore property market specialists, and we know the local housing market. This leaves us ideally placed to assess your property and provide you with a realistic property valuation. If you need to be persuaded of the merits of adding long-term value to your home, there are many reasons to do so.



Please consider the following benefits, and consider the impact they'll have on your life:

- Long-term improvements make your home more welcoming, comfortable or spacious in the short-term, helping you enjoy home life
- The right sort of long-term improvements, such as energy-efficient improvements, save you money on energy bills
- Making long-term improvements to your property helps to attract more buyers when the time comes to sell your home
- With long-term improvements, you can be confident about selling your home for a higher price when you place it on the market
- Anyone keen to present their home to impress friends, family members and neighbours will appreciate the impact long-term improvements have on their home

Hopefully, you have some justification for adding long-term value to your home, and we will now review some of the leading ways to add long-term value to your home.



CONVERT YOUR BASEMENT SPACE INTO SOMETHING OF USE

Converting unused basement space can add a significant amount of value, sometimes up to 30%, but it is a costly and challenging project.

This isn't a quick task, or for a limited budget, but if you have basement space you aren't using, and you are focused on maximising the value of your property, this is an option worth considering.



CONVERT YOUR GARAGE INTO LIVING SPACE

While having a garage is useful when you have a car, or you need the storage space, it can provide more benefit as a living space. This type of conversion has been known to add up to 15% in value, and it shouldn't be too arduous a task.

There is flexibility associated with this space. Adding a bedroom to a property makes it more appealing to buyers, and increases the price, but a home office, gym or playroom can add functionality to your house.



EXTENDING YOUR KITCHEN ADDS VALUE

The kitchen is still viewed as the hub of modern homes, and depending on the current layout of your home, extending this room might add up to 15% in value.

Terraced or semi-detached properties are ideally suited to adding a side-element to the kitchen, and this can provide you with more room to prepare food and socialise with family members and friends.



CONVERT YOUR LOFT INTO A LIVING AREA

One of the most popular forms of conversions in recent times has been converting unused loft space into a bedroom. If you have a loft that isn't used or is only used for storage, creating a bedroom or living space is a great idea.

Not every loft space is suitable for conversion, but doing so will improve the insulation, create more room and can add up to 15% in value at your home.



INSTALL A CONSERVATORY AT YOUR HOME

When it comes to relaxing and making the most of pleasant weather, a conservatory is an ideal choice for many homeowners. You can add up to 10% value with this change, but it creates a better standard of life for property owners.

If you envisage leisurely breakfasts in a space which captures the sun or a quiet place to relax or socialise, this is the sort of addition that helps you feel at home, and which attracts buyers.



APPLY FOR PLANNING PERMISSION AT YOUR PROPERTY

You don't even need to carry out work to add value to your home, sometimes the simple act of applying for planning permission provides an increase of up to 10% in value.

When prospective buyers see planning permission has been approved, they will feel confident about plans they intend to make at home, which can increase demand and elicit more offers for your home.



IMPROVE YOUR BATHROOM

Functionality is essential in the bathroom, but there is no reason why you cannot add a touch of class or elegance too.

A new bathroom can add up to 3 to 5% value of your home, and it will provide you with space where you can shut yourself off from the world.

Sometimes having time and space to pamper yourself is crucial, and a new bathroom can help you achieve this.



CONTACT US

We offer a comprehensive range of property services tailored to vendors in Stanmore. If you would like to arrange an appointment to help you negotiate the local housing market, please contact Stones Residential today by calling us on 020 8954 0045 or emailing stanmore@stonesresidential.co.uk.

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