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How to add value to your home

National estate agent Strutt & Parker reveals its top 10 tips to help you increase the value of your home



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A beautifully renovated and extended Arts and Crafts house, £1,695,000. Strutt & Parker Haslemere +44 (0)1428 661077

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1. Landscaping the garden

Many potential buyers have green fingers, so an attractive garden can make a difference when it comes to valuing a property.

2. Use your outbuildings

A shed in the garden can be turned into a useful addition like a home office or a playroom, which may be practical for buyers.

3. Bathroom upgrades

The prospect of upgrading a bathroom may deter some buyers. A new bathroom that needs no work can be prized asset.

4. Think about flow

Don't underestimate the flow of a house: if this means knocking down a wall or removing narrow corridors to make it more light and flexible to a potential buyer, it may be worth doing.

5. Upgrade windows

There is no point having a marvellous home if the basics aren't done properly: clean windows and replace old or broken ones to help achieve the maximum price for your home.

6. Adding a bath/shower room

Gone are the days of having one big family bathroom for the whole house. The number of en-suites and bath/shower rooms are key for most buyers. Installing an en-suite or wet room, even in a small space, will increase the appeal of your property.

7. Kitchen improvements

The hub of the home: creating a real asset by modernising or making the kitchen more open-plan can be hugely beneficial and help you achieve your target asking price.

8. Go green

For an average home in the country, improving its EPC from the bottom band G up to E, or from band D to B, could add more than 14 per cent to the value of your home.

9. Loft conversion

Expanding into the roof space could turn your two bed into a three bed and open up your property to a host of new buyers with higher budgets.

10. Extension

Adding an extension is the most costly outlay but could increase the value of your home by up to 20 per cent by expanding the living area.

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