

Valuation Proposal for
Mr Smith, 123 South Road



About the Company

Statons estate agents have worked in the local community for over 25 years and we are proud of our long standing reputation not only for the successful sale of so many properties but for our integrity and dedication to customer service. With six networked Hertfordshire and North London branches (located in Totteridge, Hadley Wood, Hadley Green, Barnet, Radlett and Brookmans Park) and our vast network of international buyers through our associates in Mayfair, Moscow, Monaco, China and the U.S.A., Statons Estate Agents are perfectly placed to showcase all that this wonderful region has to offer for an unparalleled quality of life.

Our Experience

A wealth of experience lies behind our agency and while we move with the times, our philosophy remains unshakeable. We see the whole picture as a service to people: a home is not just a building, but a place for living. When matching homes to people it is their needs and lifestyle we look at first and foremost and we can offer comprehensive information about the locality, specifically tailored to each individual and unique situation we meet.

Peace of Mind

As an obvious extension of our love for the area and its lifestyle, we are the only agency in the area with a dedicated New Homes and Land department (located in Hadley Green) and we are also now operating a very successful Premier Lettings division from our Hadley Green Office. The lettings expertise we can provide is just one more way in which this superb location can be offered to those who would like to move here and we welcome enquiries for this, as we do for all our other properties.



Nick Staton



Lawrence Hanry

Comparison

We have researched your area and found these comparisons that have sold in the last 3 months:



SOLD £500,000



SOLD £700,000



SOLD £450,000

On the market

Properties in the area that are now on the market now:



FOR SALE £475,000



FOR SALE £560,000



FOR SALE £340,000

Additional Information

The demand for properties like yours is very high.

As well as being near both British Rail and London underground stations, it is also very close to the M25.

Another plus point is that your home is in the catchment area for the ever popular Hadley Wood primary school and Heath End Secondary School.

Your property is also in a very sought after road and it's in a price category that is still affordable, hence it will appeal to a large number of applicants, in fact we have over 100 such applicants on our extensive data base.

We also have three applicants who recently missed out on purchasing a house we sold in your road last month, who I'm sure, will be very keen to view if we get your valued Instruction.

Overall I'm extremely confident that we could achieve a high price for your property and sell it very quickly.



A picture says a 1,000 words

We don't just show a property, we **SHOW OFF PROPERTY!** All our agents are credited members of the property photography academy, they have been trained by experts to capture the best images possible for every property we represent.

With professional photographs will we be able to maximise your selling price, quality images will give you the edge over other houses for sale while impressing buyers. Remember, your property is sitting among hundreds of others on the major property portals, we make sure yours stands out.

Before we take photographs we have a check list we ask our clients to go through so that your property looks its best.



Preparing your property for Professional Photography

Interior checklist

- 1 De-clutter
- 2 Tidy up and clean property thoroughly
- 3 Make beds, dress with pillows and throws
- 4 Polish taps and mirrors
- 5 Buy some fresh flowers
- 6 Open curtains and especially net curtains
- 7 Turn on lights, including concealed lighting
- 8 Set your dining table, complete with glasses and even wine bottles



Exterior checklist

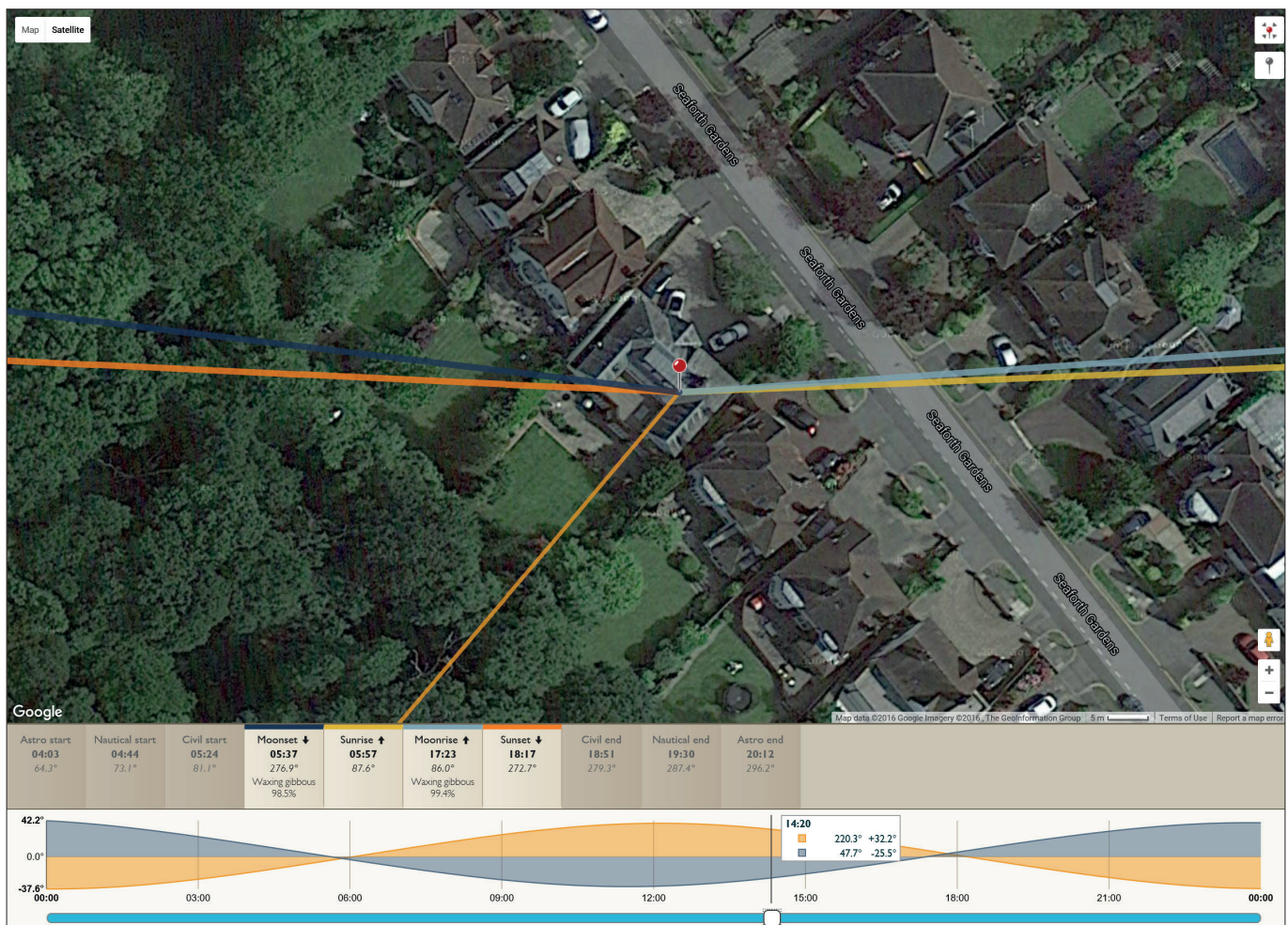
- 1 Make sure the Lawn is mowed and weeded, and any flower beds look presentable
- 2 Tidy and clean the driveway, remove refuse bins, cars and any other distractions
- 3 Clean the windows
- 4 Paint and touch up exterior where required
- 5 Weather permitting dress a garden table with flowers, fruit or cutlery



Your house in the best light

We go the extra mile, before we photograph your house we make sure we know when and where the sun will be, this allows us to time our visit so that we get a great shot.

The best time for us to photograph your house is 11:00am, we are currently working on a cloud dispersing machine to make sure the sun is shining, however it is proving harder than we thought to make.



Useful local information

98 metres

Nursery School

364 metres

Infant School

364 metres

Junior School

1.8 km

Secondary School

43 metres

Post Office

103 metres

Waitrose

1.6 km

Walton-on-Thames Train Station

5.9 km

Cobham Hospital

9.4 km

City Centre

12.5 km

Gatwick Airport





- ⤴ Win more instructions and at higher fees
- ⤴ Stand out from your competitors
- ⤴ Impress potential vendors with your outstanding attention to detail

The next step

Thanks Mr Smith for your time today. We look forward to starting the journey with you to your new home.

Feel free to contact us:

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