

John Lewis

House Preparation Checklist



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Louise Misell, Home Design Stylist at John Lewis Cardiff shares her top tips for preparing your home for sale.

Make sure that every room has a clearly defined purpose - don't try to squeeze an office, gym, and guest bedroom all into one room! A room with multiple uses will make your home look smaller and overstuffed.

Remove excess clutter and furniture - your home will feel bigger if there is more room for buyers to move around the space when they view it. If you have a large family and need lots of seating, consider living with fewer sofas or chairs, at least until you have sold your house.

Clear your kitchen worktops, leaving just a couple of items which create a lifestyle your buyers would like to buy in to, such as the coffee machine or a statement blender if you have one.

Cull your coats and shoes in the hallway - leaving some hooks with nothing on and others with a single item on (such as a nice bag or a scarf) will allow the space to breathe and won't give the impression that there isn't enough storage space.

Store these excess items away from the house if possible, perhaps in a storage facility. Don't put them in the attic or the garage where buyers will look, as they'll want to see all the areas of the house and be confident that there is room for all of their belongings.

Style your bedroom with fresh neutral bedding, extra pillows and cosy throws to give the room a real feeling of luxury.

Set the table for dinner, and add some fresh flowers, or if you don't want the hassle of the upkeep of fresh flowers, it's perfectly ok to use faux flowers or plants instead. There are some very convincing ones out there.

Lots of natural light is one of the things that buyers usually put at the top of their wish lists - make sure you're maximising the light in your home by drawing curtains and blinds all the way back/up, or removing them altogether if they're particularly heavy or garish. Prune any bushes or plants in the garden which may be casting a shadow inside the house, and replace dim light bulbs with brighter ones. Add extra lamps in dark areas, such as under the stairs or in the hallway. John Lewis have a range of lamps, which should appeal to most tastes.

If viewings will take place in the evening, turn on lamps and low level lighting such as under cabinet lights in the kitchen - the central overhead light alone is unflattering for both homes and people!

Remove personal items such as nicks and family photos, including the children's artwork and post it notes on the fridge. Potential buyers want to be able to imagine themselves living in your home, so make the space as neutral as possible.

Replace with a few well chosen accessories. Items grouped in threes with a common colour theme work well.



John Lewis Aditi Ceramic Table Lamp, £95



John Lewis Warm & Cosy Brushed Cotton Bedding - £5 - 50



John Lewis Croft Collection Cotton Chain Knit Throw - £70



John Lewis Croft Collection Rosa & Sorrel Glass Bowl - £40

If any of your rooms are in need of a paint touch up, then why not re-decorate with a warm neutral colour such as Little Greene Paint Co.'s Welcome 109 - it has a high Light Reflectance Value (meaning it reflects a lot of light back into the room, making it feel more spacious) and is a red based neutral so will add warmth with a contemporary edge. You can then add splashes of colour with cushions, rugs or a vase or two.

Hang up fresh fluffy towels in the bathroom, and replace the shower curtain and bath mat with lovely clean, neutral ones.



John Lewis Tiles Throw - £35



John Lewis Peony Artificial Peonies in Black Glass Cylinder Vase - £75

Don't forget the garden! Mow the lawn and tidy away anything such as broken plant pots or kid's toys, and if you have room for a table and chairs (however small) add them. Buyers need to see the garden as an extension of the living space and a place where they can entertain, and remember, you can take all of these items with you when you move.

Finally - clean everything! The grout lines between tiles in the bathroom, dust the skirting boards, the windows inside and out (it's surprising how much more light a clean window lets in). Make sure the house has been well ventilated (but isn't cold) when viewers arrive, as no one is enticed to buy with the smell of last night's curry or the dog's bed!



John Lewis Halle Table Lamp - £95



John Lewis Country Lattice Cushion - £30



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John Lewis Stockholm 6 Seater Dining Table & Bench Set, FSC-Certified Eucalyptus - £549