

How to prepare your
home to be photographed

la
DELFA
ESTATES



Increasing the number of interested individuals who visit your home can enhance the likelihood of achieving the best possible selling price. According to Rightmove, inquiries can increase fourfold with high-quality photography, when studies conducted in the UK suggest that superior images can elevate the perceived value by as much as 12%.



Feel free to unleash your creativity as there is only one 'rule': have fun! Consider the following suggestions and ideas as helpful tips for your preparations.

Embrace the use of colour in a tasteful manner. Don't be afraid to incorporate it into your space.

Decluttering is a great idea, but remember not to make your property look sterile. Strive for a tidy yet comfortable lifestyle aesthetic. Adding fruits and flowers is an effortless way to introduce attractive splashes of colour.

If you have a favourite view of your property, be sure to inform the photographer upon their arrival.

If you're unsure about a particular piece of furniture or rug in a room, it's best to either move it aside or disguise it before the photography session.

Ensure that all light bulbs are functioning properly, especially low voltage down-lighters commonly found in kitchens. Picture lights can also add visual interest when they are in working order.

Don't neglect the garden! Prioritize mowing the lawn and tidying up any broken plant pots, fallen leaves, or children's toys. If space permits, consider adding a small table and chairs to showcase the garden as an extension of the living space, where potential buyers can envision entertaining. Remember, you can take these items with you when you move.

Whenever possible, schedule the photoshoot during the period when your garden looks its best. Garden umbrellas should generally be open, especially if they are visible from indoors through your windows.

Move cars, bins, garden trampolines, and other outdoor toys out of sight. If that's not feasible, the photographer can often find angles that avoid capturing them, particularly if they are moved away from the focal point.

If you plan to market your home in the autumn or winter but it's still early in the year, consider having it photographed in late spring or summer when the garden is flourishing. If advance planning isn't feasible, don't worry excessively—the photographer will still work diligently to present your home's best features.



Handy Hints and Tips!

- Ensure that keys are readily available for French windows, other windows, and exterior doors in case they need to be opened during the shoot.
- In the bathroom, fold towels neatly or hang up fresh, fluffy ones.
- Replace any shower curtains and bathmats with clean, neutral options. Also, make sure to clean and make the glass shower screens sparkle.
- Remove magnets, postcards, and children's artwork from the fridge.



- Consider setting the dining table. An empty table can appear dull, so at the very least, add a centrepiece to break the monotonous look.
- A breakfast table can be made more visually appealing by placing coffee cups and a milk jug on it, rather than leaving it empty. Hide pet bowls and baskets from view.
- Keep dressing tables, sideboards, and similar surfaces neat and tidy. Remember, less clutter is better.
- Dress beds with coordinated throws, cushions, and crisp, white linen to achieve a luxurious appearance. Use your imagination to decorate a child's bedroom with attractive toys arranged on a rug, for example.
- Leave curtains and blinds open, especially if you won't be at home when the photographer visits. Ideally, vehicles should not be visible from indoors through the windows.
- Keep hosepipes neatly wound and tidy.





Consider using props to enhance the ambiance. For instance, in a farmhouse kitchen, colourful vegetables like peppers and tomatoes, along with a cottage loaf, can work well. In contemporary, white, or minimalist kitchens, coloured glass or bottles with coloured liquids can complement the setting.

Arrange books neatly on bookshelves instead of storing them in box files.

During wintertime, if you have an open fireplace, a roaring fire can create a cozy atmosphere.

Additionally, plumped cushions and straightened curtains always contribute to a polished look.

Store branded plastic bottles such as washing-up liquid, shampoo, toothbrushes, and toothpaste out of sight. However, upmarket products like colourful Molton Brown bottled soaps can be an exception.



Tidy away papers, but in moderation. Quality magazines and coffee-table books can enhance the appeal of the living space.

Remove birthday cards, invitation cards, and similar items from mantelpieces and shelves.

