

When you own your home, you'll want to do everything you can to keep your property well-maintained. By doing so, you'll protect your investment and hopefully prevent its value from declining. However, there are things you can do to increase the value of your property too. If you want to maximize the value of your home, take a look at these top tips now:



## **Extend the Property**

When you extend a property, you gain extra square footage, which should automatically [increase the value of your home](#). From a straightforward attic conversion to an extensive, two-story addition, there are numerous options available. Furthermore, extending a property can be cheaper than you think. By using the existing structure to draw up plans, experienced contractors can minimize the amount of work involved to help you keep costs down.

## Enhance Curb Appeal

How your property looks has a major impact on its resale. While real estate investors may not be too concerned with curb appeal, potential homeowners or tenants will be swayed by appearances. To ensure you're making the most of your property, landscape gardens, pave driveways and paint the exterior of your home at regular intervals.

It's important to remember, however, that you are usually held responsible for any repairs which are needed following work that's been carried out on your property. If heavy equipment or vehicles cause [pavement damage](#) while accessing your property, you may need to pay to have this repaired. Fortunately, this isn't an unusual problem and one that can typically be fixed quickly, easily and cost-effectively.

## Redesign Your Kitchen and/or Bathroom

When it comes to selling a home, it's the [kitchen and bathroom that really make an impact](#) on potential buyers. If you're going to redecorate or redesign any part of your property prior to putting it up for sale, these are the two areas you'll want to consider first.

Although there are buyers who will consider purchasing a property that's in need of repair, selling your home without completing any outstanding work can substantially reduce its value. By repairing water leaks or replacing damaged shower trays, for example, you can restore your home and ensure you get a fair price for your property.

## When to Reinvest in Your Home

If you're thinking about selling your home in the near future, then you may want to make strategic changes now in order to enhance its value. However, even if you're not planning to sell any time soon, it's still worth keeping the value of your home in mind. When you decide what changes to make to your property, always consider the impact potential modifications will have on its value.

There's a good chance that your home is your most valuable asset, so you'll want to do everything you can to ensure it retains its value in the future. By keeping it well-maintained, ensuring it's aesthetically pleasing and making repairs when they're needed, you'll be well on the way to boosting the value of your home.