

# Expecting a new arrival? Time to start expanding

Heidi and Andrew contacted London Wells Construction Ltd nine months ago as existing clients and, advised that they were pregnant, required a meeting to discuss their house options. Should they move or improve? The clock was ticking! Will Gemmel, Director of London Wells, a Construction and Chartered Builder arranged a home visit to discuss the potential to improve the existing house versus the option to move.



## IMPROVE OPTION

The current house was a three bedroom Victorian terrace on a lovely street, and it suited their current needs and requirements. They got on with their neighbours and liked the street but were not sure of the impact of the building works and if they could make it work for the future.

London Wells had previously refurbished their bathroom and decorated the house when they moved in three years ago, but no further work had been done since. They had some equity in their house and had managed to generate some savings.

## MOVE OPTION

We discussed the option of moving and the various costs associated with stamp duty, agent and solicitors fees, as well as the time and stress involved.

Will advised that London Wells offer a 'pre purchase home buyer report' where he could visit potential properties for peace of mind. He also advised that there is often a hidden cost involved in the inevitable desire to change the internal décor when moving into a new property.

## DECISION TAKEN

Heidi and Andrew decided to design and build a ground floor extension and bespoke kitchen. Timing was tight, but not impossible. With London Wells managing the whole process from start to finish, all parties felt confident that they could deliver the project before the baby.

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*London Wells Construction Ltd is a bespoke high-end residential building company working out of London and Tunbridge Wells. We can provide you with an end-to-end service allowing you to concentrate on your work and family life while we design and refurbish your home.*

- Full house refurbishment and stand alone kitchen and bathrooms
- Contracted via Design and Build, Interior designers and Architects
- Clear and concise communication and project management

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