



Selling your
property with
Langford Rae

Welcome to Langford Rae and thank you for considering us to sell your home.

This brochure summarises the services we offer to sellers and will give you an idea of the approach we take.

Our philosophy is very simple: to deliver a service we'd wish to receive ourselves.

Only by operating at this level have we become a long established, well respected business built on recommendation and trust.

The wonderful reviews we have received on Google and TrustPilot hopefully give prospective clients of ours the confidence that we will deliver on our promises.

Neil Durrant

Managing Director



Selling your property with

LangfordRae

— PROPERTY AGENTS —

Langford Rae Property Agents have been successfully selling unique properties, country homes, town houses and land since 1986.

Established in 1986, Langford Rae Property Agents are a fully accredited, independent estate agency specialising in residential property sales and lettings, land sales, acquisitions and new homes.

We cover the Bromley Borough, Sevenoaks District, and further afield from our flagship office on Windsor Drive in Chelsfield, run by a highly regarded and respected team of valuers, negotiators, sales progressors and property managers.

Being locals ourselves, we very much understand that estate agency is as much about people and communities as it is property. Our friendly, personable approach has seen us as the trusted

property experts of choice for Chelsfield and the surrounding areas for some thirty years – affording us unparalleled knowledge of the local market and longstanding links with local families and businesses.

We're here to offer intelligent, informed advice, as well as sharp insights and perspectives on the property market.

You'll find our approach thoroughly modern, yet reassuringly traditional – a rare blend with proven results – and one which sets us apart in the industry.

If you're planning a move, or thinking about selling your home, we'd very much like to hear from you.

LR

Your Property



Valuation

There are no substitutes for longstanding property experience and local knowledge when it comes to ascribing values to individual homes.

At Langford Rae Property Agents, we've been valuing all types of properties in this region for almost 40 years and are best placed to provide you with an accurate valuation for your home.

In addition to location, condition and architecture, our valuations also reflect recently sold prices, prevailing market conditions and buyer demand. We'll take time to listen to your plans, and learn about your timescales: you may have found your next purchase and be keen to sell, or you may be

in no hurry; indeed you may wish for a discreet, low-key marketing strategy to give you time to find your next home.

The outcome is to achieve the very best price for your property taking all these factors into consideration.

Our valuer will talk to you about your options and use their experience and insight to arrive at a mutually agreeable figure to present to the market.

Our valuation service is free, and without obligation.

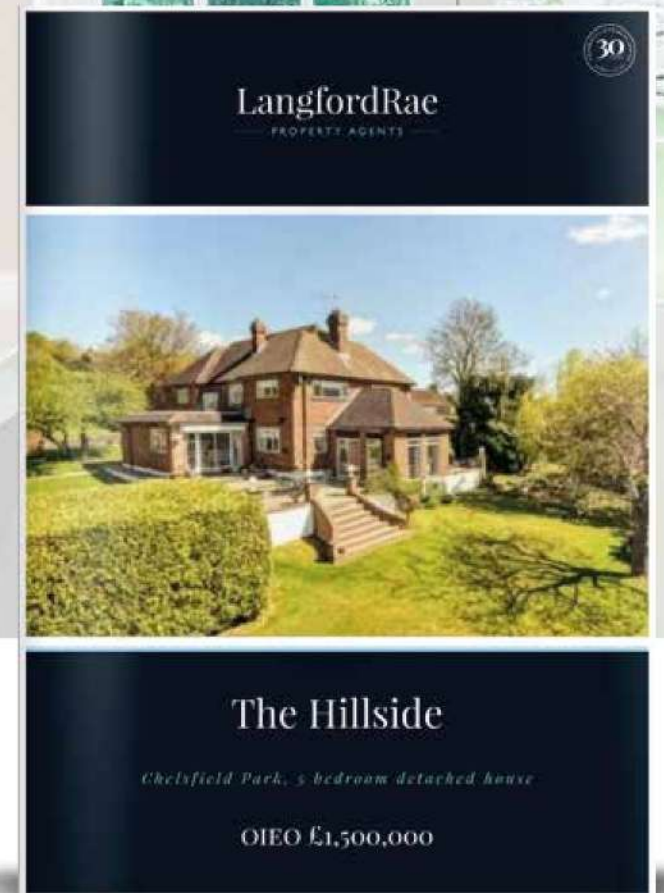
Presentation

When you're ready to sell, and upon your instruction, we'll visit you once again to document your property for its marketing.

We'll arrange for our professional photographer to take quality photographs, ensuring your home is shown in its very best light, offering tips and advice on how it could be staged, if required.

We'll take measurements, details and a full description of your home's rooms, layout, features and assets.

We'll organise for an up-to-date Energy Performance Certificate to be produced (now a legal requirement for selling) and for a floorplan to be drawn up.

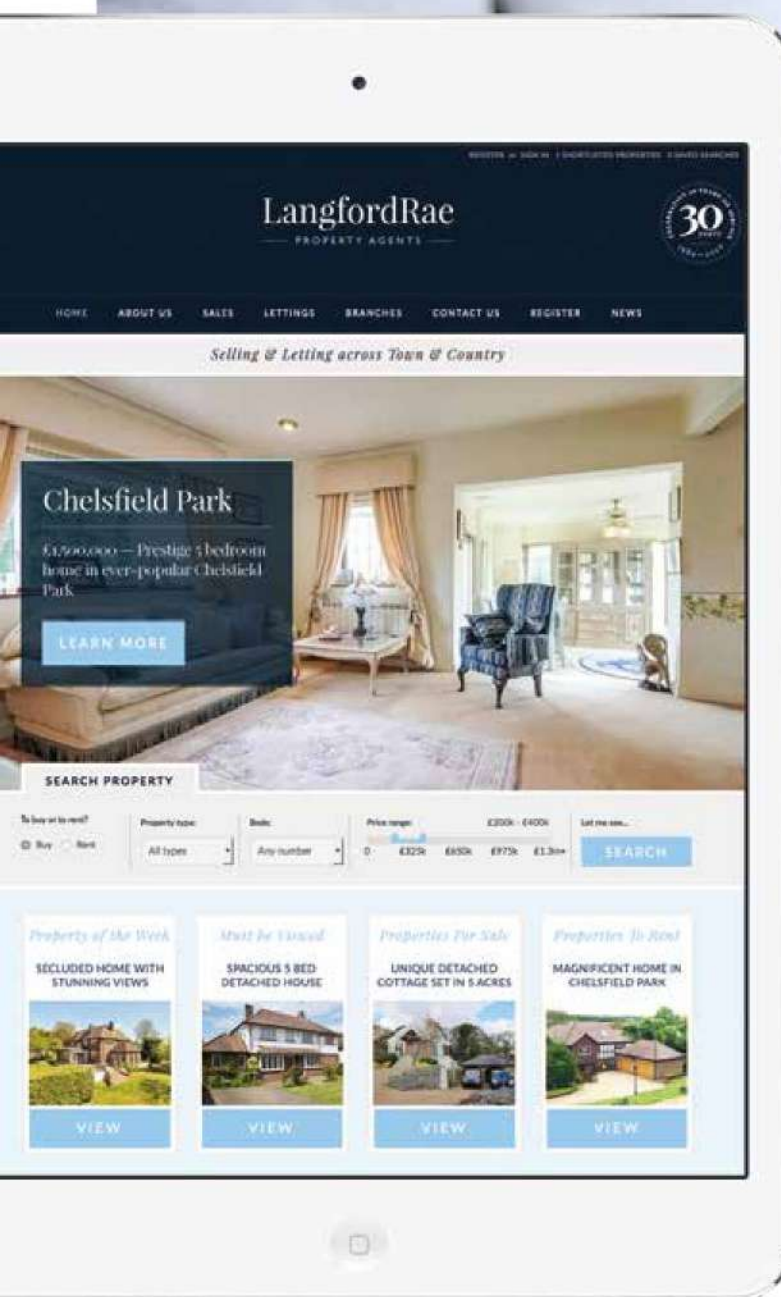
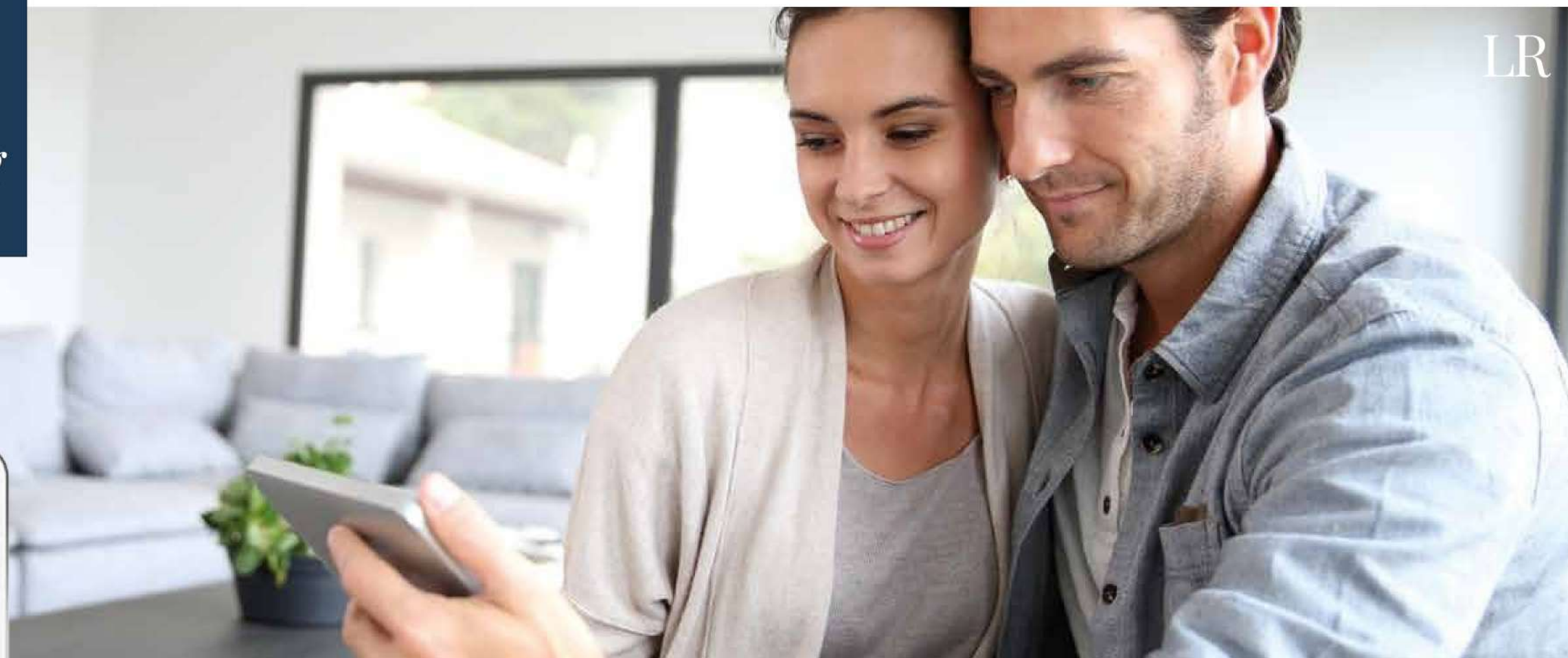


We'll combine all these into template for your approval. We'll produce window adverts for our prominently positioned office, social media adverts and online listings for our own website and the leading property portals, including Rightmove and Zoopla.

We will ensure your property is perfectly and professionally presented.

LR

Smart Marketing



Web-wise

Our experience confirms that the very best results arise from combining traditional with modern methods.

Understanding that a buyer is most likely to first view your property on the internet, and with so many of us using our smartphones to browse on- the-go, we've invested significantly in our online and mobile presence.

Our new, modern website, optimised for devices and screens small and large, is feature-packed, easy to use, and designed from the ground-up to showcase your home.

We use social media to instantly broadcast all our newly listed properties which can then be shared to further spread the word.

And of course, all our properties are listed on the leading internet portals including Rightmove and Zoopla.

Your property will also be featured in our office's window display, backlit by modern LED lighting. Lastly, our reassuringly traditional, thoroughly smart 'For Sale' boards are also sure to draw attention to your property.



LR

Selling your Home



*Trusted
&
Respected*



From viewings & negotiations...

With marketing under way, we don't simply wait for the phone to ring – we proactively contact our database of registered buyers to spread the word and encourage them to view, directly selling the benefits your property has to offer.

We'll ensure that all relevant staff are fully versed with your property so that all enquiries can be knowledgeably handled.

We'll liaise with you to book viewings, accompanying prospective purchasers, obtaining feedback and reporting back promptly to keep you updated.

We'll handle offers, expertly manage negotiations and vet potential purchasers, all the while working to achieve the best possible asking price from the best suited buyers.

Upon your acceptance of an offer, our dedicated sales progression team will step in to liaise between all parties and their solicitors, ensuring your sale stays on track, and to keep you informed at every stage.

And as an agent long-established in the local community, we are able to recommend other businesses to help in the transaction should you wish: from solicitors and surveyors to removal firms.

...to a successful sale

By selling your home with Langford Rae Property Agents, you'll benefit from almost 40 years of experience, property knowledge and local connections. For your total peace of mind, rest assured: we're fully accredited and regulated by all the key industry bodies. Indeed, you couldn't be in safer hands.

As one of the most trusted and respected estate agents in the area, we continually strive to maintain the very highest of standards. We take great pride in delivering a quality service from start to finish, from instruction to completion.

*We invite you to experience the Langford Rae approach for yourself
– you'll find us thoroughly modern... unmistakably traditional.*

The Langford Rae

5-Star Promise



WE PROMISE TO

Act with honesty and integrity

Provide an accurate and realistic price for your property
Be transparent in our working methods
Stay focused and keep to our word and commitments

Communicate with you throughout the process

Give you effective feedback and regular updates
Pay attention, engage and listen to your needs
Be assertive, direct and clear in all our communication

Prepare a bespoke marketing strategy

Provide professional photography
Create exposure through social media and property portal advertising
Provide advice, in all aspects of property pricing

Remain qualified and experienced

Keep abreast of the latest trends and legislation
Give you peace of mind that you are in safe, professional hands
Assure you that you receive a service to the highest standard

Get you moved as quickly as possible

Find you the right buyer to accommodate your timescale
Carry out all necessary checks and qualify all potential buyers
Provide you with an in-house sales progressor to facilitate your move.

What our clients say...

As of April 2023 we have a 4.9 rating on both Google and Trustpilot which is testament to the high level of service we offer to our buyers, sellers, tenants and landlords.

★★★★★

A very professional service. Sarah was absolutely lovely. She advised me throughout the process.
[Read more](#)

T

Tracy Avery
2 months ago

★★★★★

The team at Langford Rae were a pleasure to deal with and did a great job selling my house -
[Read more](#)

R

Richard Bloomfield
2 months ago

★★★★★

We used Langford Rae in 2022. All staff were extremely helpful, giving feedback after each viewing.
[Read more](#)

J

Julie Hart
2 months ago

★★★★★

Local estate agents with very nice people who are a pleasure to deal with. After a couple of weeks.
[Read more](#)

T

Tim Carter
2 months ago

★★★★★

Langford Rae have been professional from beginning to the end of our home purchase.
[Read more](#)

G

Grace Lo
4 months ago

★★★★★

A massive thank you to Barbara & Jill who have been absolutely marvellous all the way through.
[Read more](#)

S

Sue Gartell
4 months ago

★★★★★

I would highly recommend Langford Rae, Chelmsford, they had our property on the market.
[Read more](#)

S

Stephanie Lavelle
6 months ago

★★★★★

Efficient and clear communication throughout the entire letting process. All the time.
[Read more](#)

K

Keeley Clifflands
8 months ago

★★★★★

Selling our property: Attention to detail with first class professional service - and
[Read more](#)

I

Iesley Wright
8 months ago

★★★★★

We had the pleasure of purchasing our property through Langford Rae. As first-time buyers.
[Read more](#)

B

Ben Russell-Vick
8 months ago

★★★★★

The Langford Rae team (especially Jill who we were in communication with majority of the time).
[Read more](#)

R

Rachel Parker
8 months ago

★★★★★

Langford Rae were very supportive over what was a very bumpy moving ride! They gave us a great service.
[Read more](#)

K

Katie Walker
8 months ago

★★★★★

Langford Rae is by far the most professional agents I have dealt with. The team was instrumental in selling my house.
[Read more](#)

K

Karim Alfalah
9 months ago

★★★★★

I placed the house I was selling on the market on a Monday and was sold by Friday. Langford Rae were brilliant.
[Read more](#)

S

Steven Bamford
1 year ago

★★★★★

We have received very good service from these estate agents.
[Read more](#)

L

Lauren Dixon
1 year ago

★★★★★

I have been a tenant with Langford Rae for 4 years always very helpful and quick to respond.
[Read more](#)

A

Ann Cossins
1 year ago

★★★★★

I would recommend this letting agent to other prospective renters. The letting process was smooth.
[Read more](#)

G

Gillian Ball
1 year ago

★★★★★

I would highly recommend Langford Rae Property Agents to sell your home. They offer a great service.
[Read more](#)

P

Pat Morrissey
1 year ago

★★★★★

We had a difficult purchase spanning 11 months, due to probate. Langford Rae are a very professional team.
[Read more](#)

J

John Hoy
1 year ago

★★★★★

Thanks so much to Langford Rae for making our first home purchase super smooth and quick.
[Read more](#)

H

Haroon Latiff
1 year ago

★★★★★

We have just completed the purchase of our house which was listed with Langford Rae. The team were brilliant.
[Read more](#)

S

Simon Williams
1 year ago

★★★★★

We chose Langford Rae initially as they had a longstanding very good reputation and from the first meeting.
[Read more](#)

J

Jack Margaret
1 year ago

★★★★★

Barbara and team were super - very responsive with viewings, found me an excellent property.
[Read more](#)

G

Ged Equi
1 year ago

★★★★★

A delight to deal with. Friendly and professional and Barbara helped progress the sale.
[Read more](#)

M

Marie S F
1 year ago

Your property agent.

With such an innate understanding of the local property market, there's no better agent to entrust with the sale of your most valuable asset.

Services

- ✓ Experience in selling & letting property since 1986
- ✓ Expert sales & rental appraisals
- ✓ Property marketing, digital, and online
- ✓ Accompanied viewings
- ✓ Expert negotiation
- ✓ Dedicated sales progression team
- ✓ Land & New Homes department
- ✓ Specialist Lettings & Property Management department


LR

CHELSEFIELD — *Sales & Lettings*

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