**Dear Mr & Ms Fuge,**

**Re: 33c, Church Road**
**Richmond, Surrey,**

Thank you for inviting me to value your property.

**Our Recommendation**
Having considered your property, its location, recent comparable sales and current market conditions, I would recommend an asking price of £550,000.

Our approach is to position your property at a price that attracts serious buyers, creates interest and gives us the best opportunity to achieve the strongest possible result, without unnecessary delays.

**Our Fees**
Our proposed sole agency fee is 1.25% plus VAT of the final selling price.

**Why Chase Buchanan?**
We've been helping people move across the local area for over 30 years, combining genuine local knowledge with an experienced team who understand both the market and the people looking to move here.

Our marketing brings together professional photography, detailed floor plans, exposure across the major property portals and, importantly, our network of local offices and registered buyers.

Good marketing is only part of the story. We believe the difference is in what happens next: proactively speaking to buyers, accompanying viewings, providing meaningful feedback and negotiating carefully to achieve the best possible outcome.

Throughout the process, we'll keep you informed, offer straightforward advice and work closely with you from the first viewing through to completion.

Kind regards,

**Daniel Johns**
**Sales Manager**

**Chase Buchanan**
**20 Red Lion Street**
**Richmond**

**020 8948 1331**
**daniel.johns@chasebuchanan.co.uk**