



Thornden Lane
Rolvenden Layne
Cranbrook
Kent
TN17

Offers In Excess Of £531,000

bettermove

Thornden Lane

Cranbrook

Bettermove are proud to present this 3 bedroom semi detached house in Rolvenden Layne, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, oil central heating throughout and has off street parking available via the driveway.

The council tax band is D.

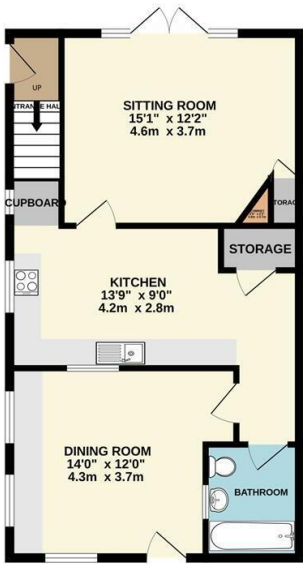
The interior of this well presented property comprises a spacious living room, dining room, fitted kitchen and a wash room on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Rolvenden Layne, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Rolvenden train station (3.0 miles), various bus routes and the A21.

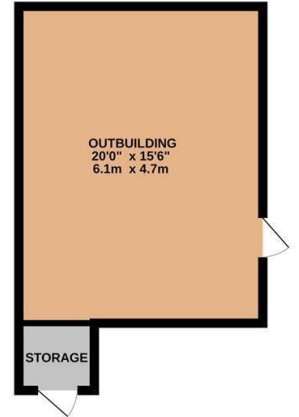
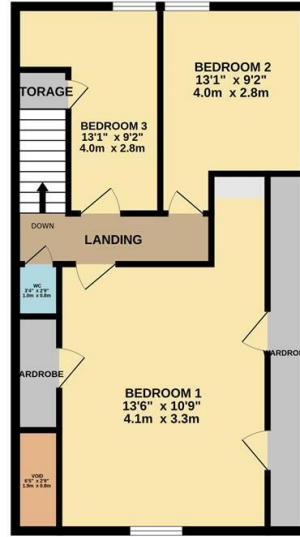
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



GROUND FLOOR
965 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 1905 sq.ft. (176.9 sq.m.) approx.


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England, Scotland & Wales

EU Directive 2002/91/EC



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