



# Royston Road

Litlington Royston,  
Hertfordshire, SG8 0RG  
Freehold £270,000

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properties

We're thrilled to present this delightful, Grade II listed semi-detached cottage, nestled in the picturesque village of Litlington. Ideally located just a short stroll from the local shop and village hall, this property is a true village gem waiting to be discovered.

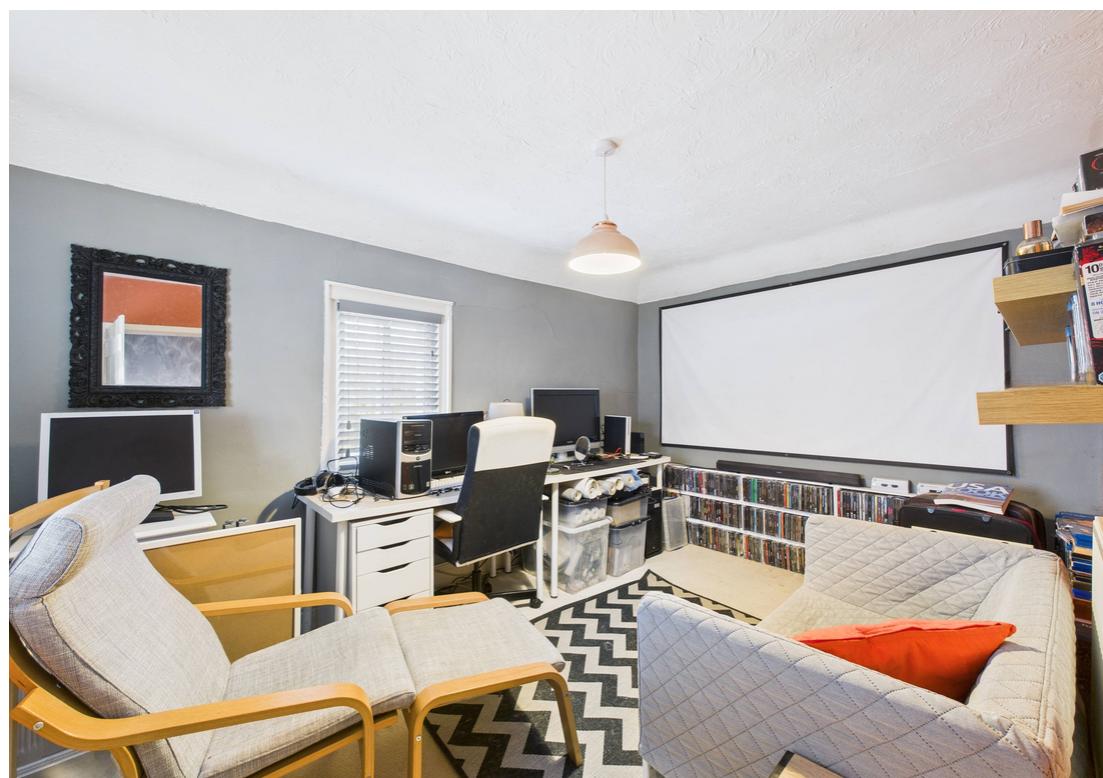
As you approach via the gated gravel driveway (shared with the neighbouring property), you're immediately welcomed by a spacious, lush lawn at the front of the home — a perfect spot for entertaining or relaxing with loved ones.

Inside, the cottage effortlessly combines classic period charm with modern comfort. At its heart, a stunning wood-burning stove and feature fireplace create a cosy, inviting atmosphere, making this the ideal space to call home.

Don't miss out — schedule your viewing today and experience the magic of this unique property for yourself.

- Chain Free
- Charming grade II listed cottage
- Large garden to front
- Two bedrooms
- Downstairs bathroom
- Semi Detached
- Heart of the village
- Freehold



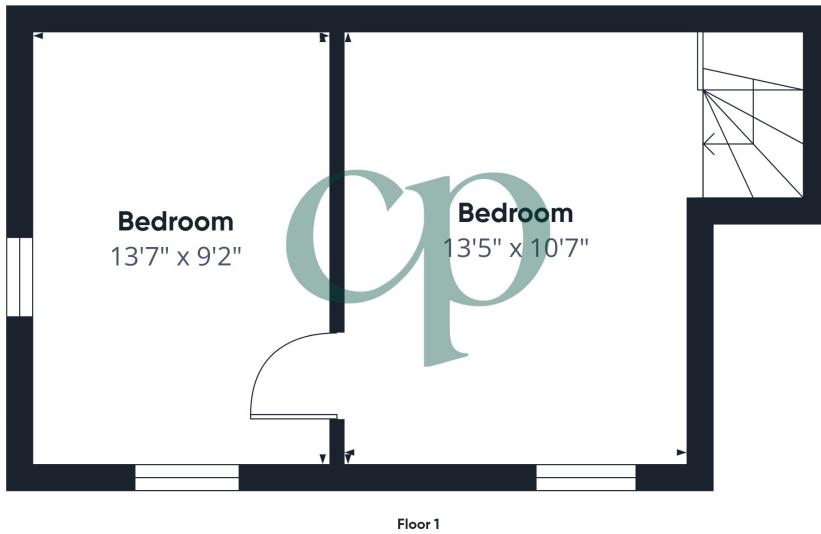






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Approximate total area<sup>(1)</sup>  
535 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

**Viewing by appointment only**

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